

**Lake Jeanette Association, Inc.  
Board of Directors Meeting  
Minutes**

**November 11, 2019**

Present: Dixon Johnston, President; Kerrigan Smith, Vice President; Robin Stiles, Treasurer; Tom Weiss, Secretary; Jory Marino, Member at Large; Deborah Roskelly, Roskelly Management Associates

Call to Order: The meeting was called to order at 6:00 pm by Dixon Johnston. Quorum established.

**OLD BUSINESS**

Item #1: **Repair Stucco Columns and Monument Wall** at Cape May entrances off Eastern Shores Drive. Project completed November 11, 2019 at approximately \$20,000.00.

Item #2: **Lightning Strike at the Marina**: Insurance claim filed with State Farm and payment received in the amount of \$10,110.00 after \$2,500.00 deductible. Additional ground rods were installed at the Marina to tie all electrical items to one loop creating a bonding ring that will take stray electricity directly to the ground. The Chief Electrical Inspector with the City of Greensboro inspected the completion of this project and shared that panels, phone lines, Wi-Fi, cable boxes, security camera system, low voltage lighting systems, irrigation boxes, metal pipes re the City's water lines, and pump lift station, anything electrical, are now tied together with a grounding electrode system.

Item #3: **Seating at Village Docks**: A member request was made at the August 15, 2019 Board meeting open to the Membership that the Master Board consider seating at the village docks - chairs or built in benches. Directors reviewed a quote to purchase 2 Adirondack Chairs for each of the 11 Village docks totaling \$7,000.00. The chairs are made from poly lumber with stainless steel hardware and would require no upkeep other than cleaning. Directors unanimously agreed that items placed on the village docks would be targets of vandalism and theft (even if bolted to the dock) and maintained previous Boards' decisions that individual Village Associations may place seating on their docks at their expense as long as the seating is approved by the Master Association (i.e. benches or chairs colors of nature). The docks are not owned by the Master Association - they are leased common area property owned by Lenoir Warehouse Group LLC; therefore built in seating is not an option.

Item #4: **Social Events**: Directors discussed the two annual social events (July 4<sup>th</sup> and Christmas) held at the Lake Jeanette Marina and unanimously agreed that due to requests from its membership and in accordance with the Governing Documents of Lake Jeanette Association, the Master Board will no longer sponsor or fund social events using HOA membership dues. Thus, the July 4<sup>th</sup> and Christmas events will no longer take place effective December 2019.

Item #5: **Credit Card Processing Fees**: Directors unanimously agreed that the volume of credit card payments processed at the Marina for rentals is minimal and the processing fees currently paid to Heartland are reasonable.

**NEW BUSINESS**

Item #6: **Draft 2020 Operating Budget**: Directors reviewed the October ending financials, projections to end of budget year 2019, and the draft 2020 Operating Budget. The 2020 Operating Budget (attached) was unanimously approved for submission to the membership in the Annual Meeting packet.

Item #7: **Nominating Committee:** In accordance with the Association's Bylaws, Directors appointed Robin Stiles as Chair of the 2019 Nominating Committee along with members, Kelly Evans and Pat Watson.

Item #8: **Annual Meeting Packet:** Directors reviewed the following documents (attached) for inclusion in the Annual meeting packet and unanimously approved the same.

- Annual Meeting Notice
- Property Report – Roskelly Management Associates
- Agenda
- Proxy
- 2020 Operating Budget showing Projections to End 2019
- Balance Sheet October Ending 2019

Item #9: **Street and Stop Signs - Eastern Shores Drive:** Cape May submitted the following requests for consideration by the Master Association Board of Directors: 1) Master Association remove the wooden street and stop signs at the four Cape May intersections with Eastern Shores Drive and replace them with decorative aluminum signs and combine the stop signs with the street signs, or 2) allow Cape May Association to remove the wooden street and stop signs and replace them with decorative aluminum signs (combining both) at their Association's expense. These signs sit on Master Association common area property and are currently maintained by the Master Association along with four other wooden street signs and 4 additional wooden stop signs at the entrances to Kinglet Commons, Dunlin Square, Turnstone Village and Eastern Shores Dr. at Old Lake Jeanette Rd. Directors discussed Cape May's requests and unanimously agreed that removing the wooden signs and replacing them with decorative aluminum would not be consistent with the architectural intent of Eastern Shores, and thus did not approve either request.

Item #10: **Trash Receptacles:** A member requested that the Master Board consider replacing the existing wooden trash receptacles at the Marina and Pavilion on Northern Shores with a poly lumber/ composite type container. There are 14 wooden trash receptacles throughout the Master common area property. Directors considered the request and unanimously agreed that the existing wooden containers are in good condition; blend in with nature; the way they are constructed keeps water from entering the interior trash container; and they are easy to repair at minimal costs. Deborah Roskelly will assess each container throughout the property and make any repairs needed.

Respectfully submitted,

*Deborah Roskelly*

Deborah Roskelly, Property & Operations Manager – Lake Jeanette Association, Inc.

Approved by Tom Weiss, Secretary on 11/12/19.

Approved by Board of Directors on 11/12/19 for posting to the Association's website.