

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

**July 1, 2020**

**MINUTES**

**The Board of Directors met remotely via Zoom on July 1, 2020 at 5:00 pm.**

**PRESENT:** Dixon Johnston, President – Robin Stiles, Vice President – Tom Weiss, Treasurer – Jory Marino, Secretary – Jim Blakeley, Member at Large – Deborah Roskelly, President, Roskelly Management Associates – Rick Minichbauer, Marina Manager

**NEW BUSINESS:** Secure the Marina grounds in order to prevent non-member access.

**Summary:** The Lake Jeanette Marina is private property for access by Members only and their guests. Members must always accompany any guest they bring onto the property or Lake Jeanette. The only way to gain membership to the Lake Jeanette Marina and access Lake Jeanette is to ...

- Own a home under Lake Jeanette Association, Inc. (Master Association) and pay association dues that maintain all Master common area owned and leased property.
- Be an active member of Lake Jeanette Recreation Association and qualify to purchase a Marina membership for \$200 a year non-prorated.
- Live in the Developments of Jacob's Way, The Brownstones, or Northern Point at Lake Jeanette and purchase a Marina membership for \$200 a year non-prorated.
- Written Authorization from Lenoir Warehouse Group to join the Lake Jeanette Fishing Club and pay \$200 a year non-prorated.

Over the past several years, there has been an increase in the number of non-members who continually try to access the Lake Jeanette Marina and Lake Jeanette. These numbers have significantly increased since the rise of COVID-19. The Marina staff person on duty continually has to monitor people entering the marina property via the Lake Jeanette Swim and Tennis Club's private property. No Trespassing signs are placed around the property and these are generally ignored.

The Swim and Tennis Club is a separate legal entity from Lake Jeanette Association and the Club's property abuts the Marina property. The general public is walking and driving into the Swim and Tennis Club parking lot, walking through the Club's private property and entering the Marina grounds. Some Lake Jeanette Master Association homeowners are also walking/driving/parking in the Swim and Tennis Club parking lot and walking to the marina through the Club's private property instead of entering the marina via their assigned gate access cards. Numbers of issues have been created in this regard...

- When Marina staff and RMA try to verify membership, some people get upset being politely questioned re their membership or lack of membership, some people are confrontational, some refuse to give their name and address for verification, and there have been some incidents where staff have been threatened.
- Loss of Revenue re potential marina members.

- Trespassing onto Lake Jeanette Swim and Tennis Club private property by marina members who are not members of the Swim and Tennis Club. Lake Jeanette homeowners are not members of the Lake Jeanette Swim and Tennis Club unless they purchase a membership to join this private facility. The Swim and Tennis Club's parking lot is being used by Marina members leaving no place for Swim and Tennis club members to park.

The only designated access point to the Marina grounds for its members has always been the doublewide metal entry gate off Bass Chapel Rd. Years ago, this gate was locked with a chain and padlock and members were assigned a key when they purchased their home in the Lake Jeanette Master development. In 2014, the security gate was upgraded with secured key card access and gate cards were mailed to each member home. Gate cards are assigned to new members via their Welcome Packet.

**Board Vote:** The Board unanimously agreed that a 5 foot tall black chain link fence should be connected to the chain link fence that runs in front of the Marina property along Bass Chapel Rd. and then extend along the Marina's property line that abuts Lake Jeanette Swim and Tennis Club's private property. The fence is to have two drive through gates to accommodate the Fire Department. The Board requested that two estimates be obtained.

Estimate #1 from a local fence company:           \$13,000.00

Estimate #2 Raleigh Fence Company:           \$8,011.00

**Bid Award and Installation:** This job was awarded to the Raleigh Company for the amount of \$8,011.00 on July 8, 2020.

**Installation and Notification to the Membership:** Installation of the fence was completed at the end of the business day on Friday, July 24, 2020. The below email was sent to the Membership at 9:06 am Saturday, July 25, 2020 to remind all members specific to what has always been the designated point of entry and exit re the Lake Jeanette Marina.

The only point of approved access (ingress and egress) to the Lake Jeanette Marina Property and Lake Jeanette continues to be through the secured access gate entry off Bass Chapel Rd. with an assigned member access card. Lake View Lot Owners have deeded access rights to cross the 50 buffer from their lake view lots to enter Lake Jeanette for boating and fishing purposes only.

**Safety Precautions:**

1. A sign remains posted on the exit side of the entry: Private Property – Members Only – Security Notice – This property is protected by Video Surveillance
2. Two stop signs remain on the Entry Gate. Drivers must come to a complete stop to place their card on the entry mechanism before entering.
3. The entry apron measures 56 feet wide and 41 feet deep and leads to a metal security gate measuring 26 feet wide.
4. Once inside the gate, signs are posted – Slow – Pedestrian Crossing Ahead
5. Visibility is good in all directions
6. Walkers may enter from the left sidewalk (same side as key pad) – place their card to access and walk through gates once they open.

The following safety precaution signs will be added to the entry and exit sides of the Marina gates:  
Pedestrian Traffic Through Gates – Proceed with Caution.

**Email sent to membership Saturday, July 25, 2020 at 9:06 am.**



## Lake Jeanette Home Owners Association News

**Hello Members**

### **Marina Access Only Through Security Gate with Assigned Gate Card**

Please make sure to bring your marina gate card to gain access through the Security Gate off Bass Chapel Rd. to enter the Marina property. A fence has been installed to secure the marina property due to so many non-members trying to access this facility and lake. The only way in is through the Marina security gate with your access card.

If you cannot find your assigned access card you may...

1. Pay for a card using the Association's secured payment link. Once payment has been received a card will be placed in the mail to your home.  
<https://securepayment.link/ljvillages/>
2. Or, you may go to the gate, call the Marina cell 336-337-0057 to obtain entry to purchase and obtain a card same day. Marina office hours are 9 am to 9 pm, Tuesday - Sunday.

If you are walking to the marina, you will need your access card to enter. The walk out button has been reactivated so you can exit the marina if you are a walker. This is temporary until a card reader button is installed on the walk outside and then you will use your card to enter and exit as a walker.

**Have a Great Weekend!**

Respectfully submitted,  
Deborah Roskelly, Property and Operations Manager  
Lake Jeanette Association, Inc.

Approved by Jory Marino, Secretary Board of Directors on July 27, 2020.

Approved by the Board of Directors for Posting on July 27, 2020.