

Approved 06/11/2022

WHITEOAK SHORES OWNERS ASSOCIATION CORPORATION  
BOARD OF DIRECTORS  
MINUTES OF MEETING

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Date: 04/02/2022

Place of Meeting: WOS Club House

Meeting Time: 9:04 A.M.

In Attendance: Board members Ron Morris President, Pat Simmons Sec/Treasurer, Jim Langley, Joe Aitken, Linda Naylor, Bruce Coleman, and Jack Hammons.

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1. Quorum established – Ron Morris, Jack Hammons, Pat Simmons, Joe Aitken, Linda Naylor, Bruce Coleman, and Jim Langley.
2. Meeting called to order by President, Ron Morris.
3. Minutes from the meeting on 12/11/2021 were not available due to a technical problem with the recorder.
4. Treasurer's report – Pat Simmons reported \$23,933.38 is available for discretionary use after deducting \$20,000 for the reserve from the \$43,933.38 balance as of March 31, 2022. Unusual expenses were \$1,500 for the guardrail on WhiteOak Circle, \$8,400 for the boat ramp repair, \$2,400 for the fishing pier repair, \$3,808 for fees paid to WOSSSC, \$6,500 for the pavilion roof repair and \$1,400 to repair the men's bathroom. A motion was made by Bruce Coleman and seconded by Joe Aitken to accept the Treasurer's report as presented. All board members present approved. Motion carries.

#### Old Business

- Bathhouse repairs – Hardware cloth (screening) has been installed to keep the squirrels out. Daniel Lohr has completed the repairs to the showers in the men's bathroom.
- Pier repairs – All of the old supports have been replaced.

#### Committee Reports:

- Roads Committee – Ron Morris reported that the Board will purchase two loads of crushed asphalt which will be stored primarily on Bruce Coleman's property. One half load will be stored behind the clubhouse.
- ACC – Jack Hammons reported that we have new members and new RVs in the park. The committee needs more ACC signs.
- Fundraising – Pat Simmons reported that the Fundraisers project for 2022 is office repairs and upgrades. Barbara Wax is handling the WOS T-shirts sales.

## New Business

1. Insurance – There is a \$5,000 deductible on each structure covered by insurance.
2. Cornhole Tournament will be held on Saturday, April 23<sup>rd</sup>. There will be a \$10.00 per team entry fee. Hot dogs, chips, drinks and dessert will be available for \$5.00 per person.
3. July 4<sup>th</sup> Celebration will be Saturday, July 2<sup>nd</sup>. There will be hot dogs, hamburgers, chips, drinks, games. Fireworks at night presented by Bill Bourland.
4. Maintenance bids have been submitted by Jack Hammons and Jim & Karen Langley. The Board will discuss and vote on the bids during the Executive meeting to follow.

## Open Forum

1. Motion was made by Jim Langley and seconded by Bruce Coleman to adjourn the meeting at 11:12 A.M. All Board members present approved. Motion carries.

Respectfully submitted,  
Pat Simmons, WOS Secretary/Treasurer