

Whiteoak Shores Owners Assoc. Board of Directors Meeting

18 July 2014 at 11:00 am

Whiteoak Shores Office

Attendees: Jeff Hodges President, Nick Garner-Vice President, Mitzie Stavinoha- Treasurer, Rodger Johnson. Jerry Kerbo, Edwin "Gunner" Grimsley, and Rick Regan were absent. Jerry and Rick were available to be contacted for phone conference, but the calls could not be completed. John Tarlton representing Junction Property Management was also present.

President Jeff Hodges called meeting to order at 11:03 a.m. declaring a quorum present.

1. John Tarlton read into the minutes the current bank balances totaling \$124,111.11 in cash and outstanding bills in the amount of \$26,955.39.
2. Minutes of the previous meeting were not available for approval. They will be available for the Board to review when Gunner returns to the states.
3. **Under Old Business**, the Board reviewed and discussed the outstanding bills to the Whiteoak Shores Sewer Corporation and the collections of that billing. A motion was made by Nick and Seconded by Mitzie to pay \$10,810 of the balance to the Sewer Corporation. This would leave one bill of a little over \$16,000 to be paid, but it needs more research. The motion carried 4-0.
4. Jeff reported on the previously approved work on the boat ramp. JC Construction will be able to add the new various sized rocks to prevent continued wash out for a cost of \$5100.00 and Larry Roach will remove the existing broken concrete and debris for \$800.00. This total is less than the previously approved \$6000.00. A motion was made by Nick and seconded by Mitzie to proceed with the work as discussed. The motion carried 3-1.
5. The Annual contracts were read into the minutes. The pool contract was awarded to Susan Miles, the mowing contract was awarded to Jack Hammons, and the cleaning contract was awarded to Retha Bates. These were voted on by the Board via email.
6. Sale of the lots owned by the Association was discussed. A motion was made by Mitzie and seconded by Roger to sell the lots at the front of the community for \$2,000 each. The motion carried 4-0.
7. The front sign is being worked on. The sign company needed the vectored art used for the last sign. This was not readily available, so they are going to work off of a picture that Jeff will send to them.
8. **Under New Business**, John discussed the large set of violation letters that were sent out. This item was discussed in executive session as well. The Board decided that correcting the violation was the best for the community, but if an owner wanted to request a variance for a long standing violation, each request would be reviewed individually.

9. The ice box is not having a problem. The Board is going to have Gunner make additional copies of the key when he returns to the states. John will be able to issue keys at that point.
10. Reports of Executive Session action consisted of the Board generating a list of the violations to the Governing Documents in the community so the Association will have a complete list. It was understood that this will be an on-going project since there are several violations at the property. Violations can be considered to be an "Approved, Non-conforming violation" if they were in place prior to the most current set of Governing Documents being filed. These items will be noted for future sales and eventual repairs, if substantially damaged or improved.
11. The ACC will be having additional training on the electronic system following the Board meeting.
12. **Open Forum** –
 - A. Dan Wax asked about the fence easements. The Board explained again their review process for the "Approved, Non-conforming violations".
 - B. Jack Hammons talked about the pool work needed. The sand change was already approved. A motion was made by Nick and seconded by Roger to approve \$1350 for a new pool sweep and motor change out. The motion carried 4-0. Jack further asked about setting new pool hours. It was felt this was not needed.
 - C. Others asked if a committee should be formed to discuss the design and construction of a clubhouse for the community, asked if the balance sheet could be added to the website in addition to the P&L, and if the Association could go back to doing a newsletter (no volunteers came forward to work on this).
 - D. Junction Property Management was asked to install a larger sign with their contact info.

Nick made motion to adjourn. Seconded by Mitze. Unanimous approval. Meeting adjourned at 12:45 p.m.