

POA BOARD MINUTES

December 5, 2006

The POA Board meeting was held at the Bay Tree Community Building on December 5, 2006, at 7:00 pm. The following Board members were present; Roger Wright, Bob Brediger, Charles Massey and John Hemingway. John Shaw was unable to attend. Others present were Clerk, Tish Herrmann and Property Manager, Roy Dew. POA members in attendance included Mike and Betty Smith, Neta Massey, Anita Kelly, Billy Wegman, George Starke, Brian Wolf, Terry Packard, and Mike and Wisdom DiLillo.

President Wright called the meeting to order and welcomed everyone.

Charles Massey gave the invocation.

The agenda was passed out and is attached as Exhibit 1.

President Wright recognized Anita Kelly, who requested that the Board permit the Bay Tree Lakes Women's Association to have paid programs in the Community Building to the benefit of the Bay Tree Community. After some discussion and confirmation from Bob Latham that this request was not in conflict with his motion which was approved at the Annual Meeting, this request was put into the form of a motion and approved by the Board.

Betty Smith raised a question about the acoustics in the Community Building. President Wright requested that Property Manager Dew contact an "acoustics" expert to look into this problem and advise our options for improving club house acoustics.

John Hemingway read the minutes for the November, 2006, meeting. Bob Brediger requested that the minutes be changed as follows: Under Old Business, page 2, paragraph 3, the wording should be "there were 70 respondents from 400 letters mailed. Of the 70 respondents, 64% stated that they wanted the storage area". It should also be noted that the second to the motion was made by Bob Brediger, rather than John Shaw. There being no further changes, Charles Massey moved to approve the minutes as amended, seconded by Bob Brediger. The motion carried.

Charles Massey gave the financial report for November. Income for the month was \$10,619 and expenses were \$4,387. Cash on hand at the end of the month was \$88,220. Total investments were \$154,637. A motion was made by Bob Brediger and seconded by John Hemingway to approve the Treasurer's report as submitted. The motion carried. (See Exhibit 2).

The Property Manager's report was submitted by Roy Dew. (See Exhibit 3). The discussion focused around the vandalism in the Recreation Room. Mike and Wisdom DiLillo spoke on their position and requested that the Board not penalize the community for the acts of a few. President Wright was very firm on this issue and stated that we do not want people using this facility who have been involved in vandalism. He requested

that Wisdom and Mike DiLillo lend their assistance to the Board in conveying the Board's position to the youth of the community, and to make a presentation at the January Board meeting.

There was further discussion about the card system for the Recreation Room. President Wright requested that George Starke work with Roy Dew and Tish Herrmann to review the current system and come up with a recommendation at the next Board meeting. He put this in the form of a motion, seconded by Charles Massey, which carried. At the conclusion of Mr. Dew's report, it was agreed that a better system is needed, and that property owners should be responsible for what takes place in this facility. The current age for unaccompanied youth remains at 16 years until further review. It was generally agreed that if the situation can not be controlled, serious consideration will be given to closing the facility.

Tish Herrmann distributed the Clerk's Report. (See Exhibit 4).

OLD BUSINESS

Roy Dew reported on the new entrance gate. He advised that the new system has been purchased. Brian Wolf, a member of the Security Committee, passed out a Security Gate Contact List. This Committee will continue to work with the Board to assure a smooth transition from the existing system to the new one.

Charles Massey updated the Board on the storage area. Steve Jones has agreed to lease one acre of land to the Board for 5 years at the cost of \$1.00. All the details of this project, including the costs, will be presented to the entire membership at the 2007 Annual Meeting.

The capacity of the boat lift was reviewed, and it was agreed that the load capacity is 5300 pounds---the "signs" indicating this are being prepared.

Issues related to dues are still being reviewed by the POA Attorney.

President Wright gave an update on the road resurfacing. In a meeting with Steve Jones, Mr. Jones listed as his priorities the following: 1-Gatehouse, 2-Drainage, 3-Old sewer pipe (has been source of breakage) along parts of Bay Tree Drive and Bull Bay will be replaced. 4- After 1,2,3, above are resolved, the Developer will convey title of streets to the POA and, as agreed by the general membership at the April 2006 POA meeting, street repair/resurfacing can commence.

The Developer believes these issues can be complete and streets prepared for paving before April 1, 2007. During this discussion, Billy Wegman made the Board aware of his concern about the safety of the bridge at the entrance to Bay Tree. Billy would like to make sure the safety of the bridge is properly evaluated before road repair/resurfacing begins.

NEW BUSINESS

Mike Smith requested that the POA reimburse him for the damage to his car when attempting to pass through the entry gate. After discussion and clarification, a motion was made by Charles Massey and seconded by Bob Brediger that Mr. Smith be paid for this damage. The motion carried. The previous Board denied Mr. Smith's request several months ago. This denial was the result of testimony from Charles Massey indicating that damage to Mr. Smith's car resulted from him driving into the gate rather than the gate arm falling on to his car. Charles Massey shared with the board that in view of Mr. Smith's testimony and upon further reflection he was not certain of the facts. He felt that any doubt should be in Mr. Smith's favor. The damage may have resulted from gate equipment failure, rather than negligence on the part of Mr. Smith.

Bob Latham brought up the issue of County water for Bay Tree. At President Wright's request, he agreed to head up a committee to look into this matter.

Bob Brediger raised the issue of the sound system in the Community Building, and requested that someone look into it. This will be done when a technician comes to check the acoustics.

Bob Brediger noted that a motion had been made by a previous board that if a member missed three meetings they could be removed from the board of directors. President Wright said that the issue would be discussed in Executive session at the next meeting.

There being no other business, a motion was made by Charles Massey and seconded by Bob Brediger that we adjourn. The motion carried.

Respectfully submitted,

John Shaw, Secretary

Exhibit 2
Financial Report

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Total
Income												
cards	\$165	\$75	\$505	\$285	\$275	\$90	\$560	\$220	\$250	\$155	\$55	\$2,635
club rental			\$350			\$200	\$1,000					\$1,550
dues	\$27,590	\$14,738	\$2,625	\$15,360	\$3,391	\$971	\$10,718	\$5,012	\$5,518	\$12,294	\$7,465	\$98,217
Roads							\$8,040	\$3,000	\$1,020	\$5,412	\$3,024	\$17,472
misc.	<u>\$245</u>	<u>\$165</u>	<u>\$14,420</u>	<u>\$50</u>		<u>\$280</u>	<u>\$140</u>	<u>\$1,915</u>	<u>\$306</u>	<u>\$24</u>	<u>\$75</u>	\$17,545
Operating Income	\$28,000	\$14,978	\$17,900	\$15,695	\$3,666	\$1,541	\$20,458	\$10,147	\$7,094	\$17,885	\$10,619	\$137,364
Total Income	\$28,000	\$14,978	\$17,900	\$15,695	\$3,666	\$1,541	\$20,458	\$10,147	\$7,094	\$17,885	\$10,619	\$137,364
												\$0
Expenses												\$0
Buildings	\$596	\$496	\$464	\$446	\$793	\$631	\$299	\$1,062	\$1,228	\$233	\$829	\$6,248
Grounds		\$150	\$210	\$335	\$1,070	\$703	\$700	\$1,185	\$816	\$392	\$300	\$5,561
Insurance					\$750							\$750
Maintenance			\$4,784	\$2,222	\$3,670	\$5,603	\$2,375	\$3,328	\$3,683	\$2,191	\$874	\$27,856
Member events							\$1,000		\$1,800			\$2,800
Misc		\$3,683	\$100	\$52	\$52			\$6,500	\$186		\$279	\$10,573
Refund				\$15		\$10	\$360				\$50	\$385
Office	\$35	\$506	\$354	\$288	\$189	\$471	\$160	\$360	\$40	\$80	\$421	\$2,483
Taxes		\$421	\$596	\$270								\$1,287
Utilities	\$669	\$620	\$646	\$594	\$636	\$697	\$847	\$972	\$886	\$747	\$634	\$7,314
VFD Support										\$1,000		\$1,000
Wages & Salaries	<u>\$847</u>	<u>\$564</u>	<u>\$500</u>	<u>\$500</u>	<u>\$920</u>	<u>\$4,464</u>	<u>\$1,795</u>	<u>\$2,860</u>	<u>\$1,900</u>	<u>\$1,000</u>	<u>\$1,000</u>	<u>\$15,350</u>
Operating Expenses	\$2,146	\$6,439	\$7,655	\$4,722	\$8,080	\$12,579	\$7,536	\$16,267	\$10,539	\$5,643	\$4,387	\$81,606
Special projects	<u>\$4,645</u>	<u>\$206</u>	<u>\$332</u>	<u>\$1,545</u>				\$1,177				\$7,905
Total Expenses	\$6,791	\$6,645	\$7,986	\$6,267	\$8,080	\$12,579	\$7,536	\$17,444	\$10,539	\$5,642	\$4,387	\$89,509
Operating Profit/Loss	\$25,854	\$8,539	\$10,246	\$10,973	(\$4,414)	(\$11,039)	\$12,922	(\$6,120)	(\$3,445)	\$12,242	\$6,232	\$55,758
Total Profit/Loss	\$21,209	\$8,333	\$9,914	\$9,428	(\$4,414)	(\$11,039)	\$12,922	(\$7,297)	(\$3,445)	\$12,242	\$6,232	\$47,853
Operating Cash	\$54,484	\$62,817	\$72,731	\$82,159	\$77,745	\$6,378	\$19,300	\$12,003	\$8,558	\$20,800	\$27,032	
Reserve Cash	\$1,061	\$1,053	\$1,044	\$1,045	\$1,045	\$1,045	\$1,046					
Money Market Acct.						\$60,151	\$60,364	\$60,577	\$60,785	\$61,000	\$61,188	
Investment	\$143,029	\$143,193	\$143,024	\$145,677	\$142,877	\$142,880	\$145,349	\$147,005	\$149,671	\$152,320	\$154,637	
Total	\$198,574	\$207,062	\$216,799	\$228,881	\$221,667	\$210,454	\$226,059	\$219,585	\$219,014	\$234,120	\$242,857	