

POA BOARD MINUTES

October 3, 2006

The **POA** Board Meeting was held at the Bay Tree Community Building on October 3, 2006. The following members were in attendance: Roger Wright, Bob Brediger, Charles Massey, and John Shaw. Board member John Hemingway and Property manager, Roy Dew were unable to attend. Clerk, Tish Herrmann was also present.

President Roger Wright called the meeting to order and welcomed everyone and passed out the agenda as Exhibit 1.

John Shaw gave the invocation.

John Shaw presented the September 5, 2006 minutes. There being no corrections a motion was made by Bob Brediger and seconded by Charles Massey, to approve the minutes, motion carried.

Charles Massey gave the September financial report. Income for the month was \$7,094. Expenses were \$10,539. Cash on hand at the end of the month was \$69,343. Total investments were \$149,671. A motion was made by John Shaw, and seconded by Bob Brediger, to approve the treasurer's report, motion carried. (See exhibit 2.)

The Property Manager Report was presented by Charles Massey for Roy Dew (see exhibit 3).

- 1) A drip pan was put under the ice machine.
- 2) Lights were replaced in the men and ladies restrooms in the cabana.
- 3) Engineer came to take measurements for calculations for the boat lift.
- 4) Received new updated quotes for gate system.

Tish Herrmann gave the clerk's report. Due ate in good shape and there were 5 property sales (see exhibit 4).

OLD BUSINESS:

There was no report from the boat lift committee.

John Shaw reported that he had just received the surveys on the boat storage and would have that information at the next meeting.

The gate house and entrance update was tabled.

NEW BUSINESS:

Bob Brediger made a motion to give a \$1,000 donation to the Baytree Volunteer Fire Department fundraiser, it was seconded by John Shaw, motion carried.

A motion was made by Charles Massey and seconded by John Shaw that the two property owners be advised that back dues on their extra lots be paid by November 7th or the issue would be turned over to our attorney Hill for collection, motion carried.

A motion was made by John Shaw, seconded by Bob Brediger to go into Executive session to discuss legal issues, the motion carried.

The Executive session held related to discussion held with attorney, John Britton. There was no action taken. A motion was made by John Shaw, seconded by Charles Massey, to go out of Execution session, motion carried.

There being no other business, a motion was made by Bob Brediger, seconded by Charles Massey to adjourn the meeting, motion carried.

Respectfully submitted,

John Shaw, Secretary

Exhibit 1
POA BOARD MEETING
October 3, 2006
Club House

Call to Order

1. Invocation
2. Welcome
3. Reading of the June 5, 2006 Board Minutes
4. Reading of the Treasurer's Report
5. Property Manager's Report
6. Clerk's Report

OLD Business

1. Boat lift capacity study--
2. Gate house/entrance gate update

NEW BUSINESS

3. Review Attorney Britton Discussion
4. Adjournment

Exhibit 2
Financial Report

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Income										
cards	\$165	\$75	\$505	\$285	\$275	\$90	\$560	\$220	\$250	\$2,425
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	\$85,923
Roads							\$8,040	\$3,000	\$1,020	\$12,060
misc.	\$245	\$165	\$14,420	\$50		\$280	\$140	\$1,915	\$306	\$17,521
Operating Income	\$28,000	\$14,978	\$17,900	\$15,695	\$3,666	\$1,541	\$20,458	\$10,147	\$7,094	\$119,479
Total Income	\$28,000	\$14,978	\$17,900	\$15,695	\$3,666	\$1,541	\$20,458	\$10,147	\$7,094	\$119,479
										\$0
Expenses										\$0
Buildings	\$596	\$496	\$464	\$446	\$793	\$631	\$299	\$1,062	\$1,228	\$6,015
Grounds		\$150	\$210	\$335	\$1,070	\$703	\$700	\$1,185	\$816	\$5,169
Insurance					\$750					\$750
Maintenance			\$4,784	\$2,222	\$3,670	\$5,603	\$2,375	\$3,328	\$3,683	\$25,665
Member events							\$1,000		\$1,800	\$2,800
Misc		\$3,683	\$100	\$52	\$52			\$6,500	\$186	\$10,573
Refund				\$15		\$10	\$360			\$385
Office	\$35	\$506	\$354	\$288	\$189	\$471	\$160	\$360	\$40	\$2,403
Taxes		\$421	\$596	\$270						\$1,287
Utilities	\$669	\$620	\$646	\$594	\$636	\$697	\$847	\$972	\$886	\$6,567
VFD Support										\$0
Wages & Salaries	\$847	\$564	\$500	\$500	\$920	\$4,464	\$1,795	\$2,860	\$1,900	\$14,350
Operating Expenses	\$2,146	\$6,439	\$7,655	\$4,722	\$8,080	\$12,579	\$7,536	\$16,267	\$10,539	\$75,963
Special projects	\$4,645	\$206	\$332	\$1,545				\$1,177		\$7,905
Total Expenses	\$6,791	\$6,645	\$7,986	\$6,267	\$8,080	\$12,579	\$7,536	\$17,444	\$10,539	\$83,867
Operating Profit/Loss	\$25,854	\$8,539	\$10,246	\$10,973	(\$4,414)	(\$11,039)	\$12,922	(\$6,120)	(\$3,445)	\$43,516
Total Profit/Loss	\$21,209	\$8,333	\$9,914	\$9,428	(\$4,414)	(\$11,039)	\$12,922	(\$7,297)	(\$3,445)	\$35,611
Operating Cash	\$54,484	\$62,817	\$72,731	\$82,159	\$77,745	\$6,378	\$19,300	\$12,003	\$8,558	
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	
Investment	\$143,029	\$143,193	\$143,024	\$145,677	\$142,877	\$142,880	\$145,349	\$147,005	\$149,671	
Total	\$198,574	\$207,062	\$216,799	\$228,881	\$221,667	\$210,454	\$226,059	\$219,585	\$219,014	

Exhibit 3

Property Managers report for Sept 2006

Clubhouse:

Had a drip pan fabricated for the ice machine

Cabana:

Replaced all light fixtures in Men and Ladies restrooms

Boat Lift

Engineer from McFadyen Bryant was here on Fri 29th to take measurements for calculations for the boat lift.

Entrance Gate

Received new up-dated quote for gate system

Battery back-up per gate \$2188.15 or about \$6600.00 for the three gates. I recommend we use a auto back-up generator system estimated cost of \$3500.00: which will run all three gates lights and cameras.

Maintenance Agreement: \$2400.00 per year (see Att)

Recommendation: POA sponsor the fire dept in golf tournament

Exhibit 4

Clerk's Report

October 3, 2006

From the Clerk

Lots reported sold September 2006

Purchaser	Home	Lot	Seller
James & Suzanne Smith	Lake Elsinore, CA	118	East Bladen Land Co.
Edwarrd & Carol Daigneau	Leesburg, VA	160	East Bladen Land Co.
Anna Anderson*		636	Brian Kessans
Colin Corlett*		585	New Lot

*Checks for current property owner's dues were received from Myra Pate, but no personal data. This information has been requested.

All property owners who had previously paid annually were sent statements covering the entire year by quarter so they could see a breakdown of charges and payments.