

SLPOA Board Meeting Minutes December 12, 2012 FINAL

Welcome & Attendance

Nancy Dixon, Kendall Maynard, Mary Ann Watkins, Larry Knain, Gail Bottoms, Clara Pisano, Sherry Davis, Mat Bottoms, Tracey Nelson, Tony Caputo 7:04 p.m. Doris Groff joined at 7:20 p.m.

Welcome by Nancy and thank you for coming out tonight. Nancy asked to record the minutes due to how hard it was for our Secretary to hear on the conference call.

Approval of Meeting Minutes

Board Meeting Minutes November 14, 2012. Motion to approve minutes as submitted. Larry Knain, second by Mary Ann. Motion carried.

Agenda has to be approved by the rules. Mat question regarding type of meeting and nature of meeting. Nancy stated that it is a board meeting to discuss business. It was also to discuss a homeowner letter of concern. Letter sent and listed as part of agenda. Mat motion to approve the agenda as stated. Larry Knain second. Motion carried.

Treasurer's Report 1-1-2012 – 11/31/2012 by Gail Bottoms

- October filed lien on property owner that had not paid. In November we collected \$ 500 but not the attorney fees. Total collected 45,700. 1 lot uncollected
- Income: \$ 45,928.50
- Operating expenses: \$ 35,010.06
- Checking balance: \$ 16,823.36
- Operating Reserve balance: \$ 20,000
- Capital Expenditures Reserve Balance: \$ 26,820.21
- Total on deposit: \$ 63,643.57
- Motion to approve Treasurers Report as submitted by Sherry Davis, second by Larry Knain. Motion carried.
- Lot # 71 went into foreclosure. We will collect a prorated amount of money that is owed.

BUDGET – Gail

- Only thing changed was the new lawn service. Took savings and added a little cushion in some areas that we had had to cut. Added some professional fees and some other areas. If we collect all 77 lots at a 2 % raise in dues, by-laws say we have to use December amount of CPI. Assuming 2% then we propose dues 50,694. Expenses 34,905. Capital Expenditures Transfer of 15,789.
- Tabling final vote on budget until January meeting due to waiting for CPI in December.
- Nancy got call from land owner about paying in advance for 2013.
- Gail asks a homeowner that just finished paying the dues in November. Gail would like to send homeowner letter to start payments in January and finish paying by the time they are due. Wrong for homeowner to expect to not incur late fees or interest. Nancy – 1 person has been allowed to pay in installments. Until this year they have never been this

late. Gail – motion to send a letter to homeowner in question to have installments completed by due date. Second by sherry. Motion carried.

Committee Reports

- New Lot Owners Update – Mat. Nothing changed since the minutes from the ARB meeting. Received preliminary plans. Well within guidelines for new construction. House is 3 stories, hip roof. ARB will evaluate when received blueprints. Do not know timeline but anxious to get started. Has submitted a landscape plan – he has 2 easements and has sheltered his home because of easements. Overall it does meet the specs.
- Compliance Letter Responses – Nancy. Communication glitch – Nancy dropped the ball and it will be sent out as soon as she makes sure that she has approval from all board members.

Old Business

- Flag Pole – Nancy – illumination. Trying to get an electrician.
- Purchase of Vacuum – Sherry. Has not been done yet.
- UFSLLC using Clubhouse – Nancy. Did speak to attorney in reference to 1. Planning and zoning – we cannot rent building out or any portion for a commercial endeavor. 2. Mat and Nancy saw attorney regarding Declarant having lifetime rights to have a sales office. Is that not for commercial use? Attorney wants SLPOA to go to Planning and Zoning and explain to them that in the codes that the Declarant has ability to use the facility. Need ruling from Planning and Zoning. Mary Ann – who is going to Planning and Zoning? Nancy will be happy to do it. Doris question did the developer have lifetime right after everything was sold. Matt answered her question. Discussion. History by Nancy. Gary paid in the beginning proportionately. Gary has vacated is not currently using any part of the building.
- Results of Lawn Maintenance References – Nancy was asked to check the references of Precision Curb Appeal. Called all 3 and had nothing but glowing reports that he is very professional and dependable.

New Business

- Discussion / Decisions on Homeowner Concerns – Nancy’s comments and concerns and letters. Nancy asked for feedback from Board and ARB: What prompted you to buy in Stanton Landing. Great place to live. Some bought for investment. How do you perceive Stanton Landing today? Do you perceive it as an upscale community? Discussion. It is an upscale community. Looks really picturesque. How do you all perceive this is going to look in 15 -20 years from now? How do you want it to look? Doris remarked on covenants will protect our community. Maintain and make it better. Discussion on gazebos. Gazebos have been approved and restrictions have been laid out. With the addition of Phase V – more things will be brought to the ARB. This is a new community and we have growing pains.
 - Nancy’s comment: As homeowner and President of SLPOA, I have a right to bring my concerns before the Board and the ARB Committee. It is my personal opinion that the approval made by the ARB Committee to allow a garden of this

magnitude is not in keeping or in the best interest of our Community. If the Board agrees with their decision, I am asking for them to at least consider more restrictions. Refer to attached letter. Question called to answer any questions that were in the emails that were flying around, which included concerns on Nancy's spending money for legal expenses. The only thing brought up was the discussions on how the ARB meeting was run, which was not part of the emails that were circulated. The following discussions were held:

ARB meeting – Mat. Ran the meeting by parliamentary procedure. Committee of 5 people. Had all the discussions and allowed Nancy to speak out of courtesy. Sherry did not vote since she was at the heart of the issue. It was a 4 – 0 vote – unanimous vote. Choices were to vote to approve the garden or not approve the garden or to approve with stipulations. 3 options were considered at length. Mat – Tony made motion to deny garden. Failed – no second. Further motion to approve with stipulations. Only stipulation of height of maximum of 6 feet.

In our covenants and by-laws it says the ARB decisions are final.

Sherry – is the purpose of this meeting to ask the board to overrule the ARB. Nancy – This is a Board meeting to conduct the business of SLPOA and I am asking the Board to look at this decision and consider additional restrictions.

Discussion regarding Roberts Rules of Order.

Tracey – does this one decision preclude future refining the stipulations and ARB decisions? Things cannot be absolute but things evolve over time and have to respond accordingly. If this decision was made – it is what it is.

Litigation question. Keep great notes. Mat – individuality. Feel safe in saying that every neighbor is not going to want a 12 x 48 garden.

Tracey – if the vote was taken by the rules, the vote stands. After much discussion and conversation, the Board agreed. Nancy – thank you for the time. Will the ARB not be considering any other restrictions? Mat – if someone puts it on the agenda.

Kendall asked if the ARB form requires the permission of the adjoining neighbors to like it or dislike the addition. Mat said that only docks issues require input from adjoining neighbors.

Nancy closed the meeting by recapping what had been realized from all these discussions: We all will not agree, we need to stop taking things personally and if anyone has an issue, bring it to the Board or the ARB and not send emails to the masses.

Next Meeting Date: January 16, 2013 @ 7:00 p.m. at Clubhouse.

Adjourned: Motion to adjourn by Tracey Nelson, second by Larry Knain. Motion carried.
8:45 p.m.