

PVC BOD Meeting 06/11/2022

President Clyde Camp called the BOD meeting to order at 10:00 AM and welcomed everyone. He then requested Bobby Privette to lead the invocation and pledge of allegiance to our flag. Clyde conducted the roll call. Present: Clyde Camp, John Nash, Scott Smith and Curtis Rooker. Absent: Towana Pero & Bob Fedderwitz.

President Camp welcomed new owners: Bill Jones-under contract for Lot 283, George & Maribel Whalen Lot 262.

Clyde gave an update on Bob Fedderwitz-PVC Secretary. Bob is in the hospital, sounds good and says he's feeling better. Hopes to be back here later this week. Keep Bob in your prayers. Clyde is acting Secretary.

Reports:

Clyde Camp-Treasurer: Towana is keeping up with everything by phone but today, Clyde is acting Treasurer.

Checking account balance \$146,426.64.

Contingency Reserver fund: \$41,404.31

Pool account balance \$16,918.34

Streets/Bridges \$95,407.36

Water/Sewer \$89,136.38

Total Assets: \$389,830.72

Report accepted unanimously.

Clyde Camp-Secretary: Bobby & Dawn Privette have volunteered to handle nominations for next year's BOD. Thank you.

Linda Hacket-Activities: June calendar is pretty accurate but a few things added after the planning meeting Wednesday.

Ladies of Paradise is June 15 going to Toccoa Falls. Meet at parking lot 9:30, bring packed lunch. Recommend you give your driver \$6 for driving.

Ice Cream & Bingo is Friday the 24th at 6pm for ice cream & live music. Followed by Card Bingo.

Yard sale is the 18th. Friday setup, yard sale Saturday 8-12. Table is \$5. Please sign up.

Fourth of July celebration will be July 2nd. Sign up in the back or send her a text so we have good idea of how many will attend and have enough food. Start out in the parking lot at 9:30 for golf cart parade and judging. Lunch will be 12:30 with similar menu as Memorial Day. Hamburgers, hot dogs, brats, beans, dessert and potato salad instead of cole slaw. Still \$5 but children under 10 will be \$3.

July 6th- tentative Blue Ridge Train Ride. Kathy Hyman will get all details once confirmed.

The rest of July will be in the calendar.

The Chosen movie series will be in the future, once Joe Cuce comes back from his vacation.

New members- can get name tags, shirts, clickers in the back.

Report accepted unanimously.

Scott Smith-Architectural: Permits out=23, Completed=9-10, In the Works=several. If you have completed your job, please return the green permit to Scott.

Report accepted unanimously.

Curtis Rooker-Water/Sewer: All going well. Request that for the long July 4th weekend, please conserve your water-maybe hold off on laundry.

Please locate your water shut-off. It's not the valve at the top but could be 1 ft or so below the metal or plastic cover. That is what should be turned off when you leave the park for more than 48 hours.

We had some reports of smells & particles in the water. American Water flushed the lines and checked the chemicals so now all is good.

Garry Abair & Bobby Privett have agreed to be on my committee. Joe Cuce is also on the committee.

Two know a lot about the park's water/sewer system and can teach Garry and I what we're doing!

Vote on the committee-unanimous yes.

Report accepted unanimously.

John Nash-Grounds: My committee is Kathy Hyman, Lisa Meyer, David Pass & Bill Venditto.

On a personal note: Few days ago had a medical issue and went to NE Medical in Dahlonega. Some have been skeptical to go there. It was a very good experience. They are a Trauma 1 hospital so you don't need to all the way to Gainesville if you have a need.

Work Campers, Danny & Melanie are going great. She loves working with flowers and on the island.

Hope there is something more professional can be done for Barney Casteel field and have spoken to Darrell Williams. Barney made a big contribution to this park while he was here.

Washing machine-have attempted to get another but Lowe's says it will be Sept. Having difficulty getting a good price on one so if you have any connections let him know.

Creek Walk Bridge-Hugh Durden is spearheading this with others and hope to have it finished this coming week.

Thanks to committee for making this a good year.

Report accepted unanimously.

Clyde Camp-President

Read the letter from John Nash resigning from the Board of Directors of PVC effective June 30, 2022.

Accepted unanimously. A member thanked him for his service and was a standing ovation for John.

New Orders-after the meeting come to the table and someone will meet you to fill out a form we need.

Owners Mtg-5 things were brought up and given to me.

Caretakers-we have gotten with the attorney, are getting a committee together to re-do the caretakers.

911 signs, handicap parking, problem lots. Issues with individuals are not posted nor public, just know they are being handled.

Fees on bought/sold-that has been corrected and updated on the board.

The Board will review these items at the next Exec Mtg.

Thanks to the Covenants Committee-the Board might have the information from them by end of next week. We will look at it and get with the attorney before sending out for a vote.

President Camp opened the meeting to questions from the owners in attendance.

Sandy Schults Lot 212. Who is in charge of bulletin boards? Side 2 looks terrible. John Nash answered that new plastic is ordered and locks are removed since there is no need for locks.

Darrell Williams Lot 68. Tues & Wed will have a wood splitting party 8-11. All invited. Also request the Board buy metal for across the back of wood storage building. Green metal. Can get with Lanier Metals for price and submit to Board. Tarps are ready for replacement and would prefer to put up metal. Thanks to Rick Gass for helping to clean the shed and David for use of his truck for crush & run put down the side to pull golf carts right up.

Kathy Hyman Lot 285. The Bulletin boards will be replaced/refurbed/recovered.

Rory Riff Lot 86. Covenant Mtgs biggest discussion was about enforcement. Without discussing specific names, what is being done? Clyde Camp answered that the Board is doing what they can and talking to the attorney to handle it all legally. Rory mentioned that the park can clean up the lots and charge the owner. Clyde & John mentioned that the lot in question has been cleaned.

Bill Maxwell Lot 243. Covenant Committee update. We had 2 meetings and discussed the 13 items that were submitted to us. Thanks to everyone who attended the meetings and helped clarify the items. The Committee only submits a report to the Board with recommendations. The Board then discusses and gets with attorney to decide what goes out to the park to vote. The park is the final say in whether the Covenants get changed. You must vote.

We have Covenants but not much strength to enforce them. The Board has the authority to enforce, with fines, the RULES. One of the amendments proposed is to include the authority to enforce the COVENANTS & BY LAWS. Simple fines, assessed by the Board.

Clyde: Added to that. The only way to have fair & just fines is to do it like we did the RULES. Get a committee together and let them come up with the fines. The Board does not decide the fines, the committee will. The Board will just uphold them.

Norma Hutchinson Lot 265. Thanks to the 5 volunteers for coming to the roadside clean-up. Also, there are No Trespassing signs on lots. Are those allowed? Clyde: No, please get with me after.

Rod Gibson Lot 18. Fines. Attorney says it's ok to fine Covenants but we never get it passed. I think the membership should the details of the attorney meetings. Who attended, by phone or in person, details of the discussion? Clyde: the meeting with the attorney earlier this week were the 5 board members you see here. We discussed a lot owner. That's all.

Barbara Camp Lot 170. Has been helping with Treasurer duties. Apologized for the lack of ice but should be delivering today. There are no trailer lots available. See her if you need change for the machines. She is leaving June 24th for a month so will turn it over to Kathy Smith or Towana Pero.

John Nash comment on the lot being discussed. It has been in the same condition for years and other Boards have been involved. John said he has worked with him and cleaned it 3 times. Every time the owner said he was going to fix it. The attorney letter will give him XX number of days to fix things before

getting fined. Clyde: if the park has to fix it, it will be videotaped start to finish to cover us from any lawsuits.

Last week a lady called and chewed John out for something that had already been fixed. This Board takes a lot of grief over nothing.

Sue Smith Lot 195. In support. I've watched the Board and they deserve a great deal of respect. There is a Suggestion/Complaint Form found on the website-sign it and turn it in to a Board member. That's the appropriate way to reach the Board.

Darrell Williams Lot 68. Thanks to all the Board members and John Nash for all his great ideas.

Kathy Hyman Lot 285. Why not do a ride-around more than once/year. Do it more often to keep lots clean. Clyde: If we can start hitting people's pocketbooks it will take care of 75% of issues. If comes to it, we can make the list public. Between a rock & hard place. Chewed out for asking owners to clean up and chewed out because we don't do anything about it. Same people month after month here. We need more owners to get involved.

Tom Hutchinson Lot 265. Thanks for the 5 that did show up. The weather was crappy and was about the cancel the clean-up but looked outside and it cleared up. We picked up 9 bags of trash along the road.

Janice Camp Lot 39. To Tom-the road looks so much better! Thanks.

Rod Gibson Lot 18. Have we resolved the camera issues? Clyde: they are functioning right now. We need new ones but I need input to choose the correct type we need.

Bill Maxwell-motion to adjourn!

Clyde: second/motion to adjourn accepted 11:03am