

ANNUAL MEMBERSHIP MEETING
MAY 27, 2023

CLYDE CAMP called the meeting to order. He asked Roy Garceau to lead everyone in prayer and then the pledge to the flag. He read the meaning of the empty table representing the forgotten soldier.

Clyde explained that in accordance with the By-Laws the meeting would be led by a moderator who would be chosen from the owners present. He then turned the meeting over to the Secretary.

ELIZABETH asked for nominations for a moderator. Rick Gass and Jerry Lightner were nominated, and Rick won by a majority vote.

BOBBY PRIVETTE announced that there will be a Memorial Service at The Cottage Winery, Monday May 29th beginning at 11:00 AM. There will be live music and food trucks after the Memorial Service. He urged everyone to attend.

JETT LIGHTNER LOT 211 said she noticed some of the blueberry bushes on Side 2 were missing. She asked if the BOD would replace the bushes. She also said the bushes need a water supply in that area.

RICHARD LIFTCHILD LOT 81 asked where a park model could be purchased and were there restrictions for what can be brought into the park. He was told to see Scott Smith, Chairman of the Architectural Committee.

LINDA KENDALL LOT 231 said owners are still putting stuff in the household dumpsters that does not belong in them. She asked if they could be fined. ELIZABETH told her that the attorney said if we have a rule in place and if the owners had been made aware of the rule, the BOD can fine anyone who violates the rules.

CLYDE CAMP advised there are cameras posted at the dumpsters. He asked everyone to use common sense when putting anything in the dumpsters.

CINDY GREGORY LOT 184 asked if the roll off dumpster could be placed on our property so outsiders cannot put anything in the dumpster. ELIZABETH said the roll off is on our property.

JOE CUCE LOT 230 said he has a neighbor who owns three lots and they never come, and they don't have anyone clean their lots. They have never been fined.

ALAN SZLOSEK LOT 157 said water is eroding the road at Lot 160. He would like the BOD to check it.

ROY GARCEAU LOT 279 asked if the roll off contents could be pressed down so more stuff could be put in it. He was told David Pass has crushed it down twice and it was filled right after he crushed it down. PATTI GARCEAU reminded everyone that limbs do not belong in the roll off. They are to be cut, tied together and put out by the road for Perry to pick up when he picks up the leaves. The leaves are to be bagged. PLEASE do not put anything in the bag except leaves. If Perry finds anything in the bag other than leaves, he will not take the bag.

SUE SMITH LOT 195 said there has been a lot of lots that are being sold without a realtor or an attorney. She warned that you must be careful when you are selling a lot, especially an international transaction. She said you need to check to be sure the deed to the property is clear. She said contact her or Donna Ivey Smith if you need help.

JOANNE VENDITTO LOT 210 said she is well aware of what is required when they sell a lot. She spoke to WHITE COUNTY OFFICIALS, and they told her exactly what to do.

SUE started to argue with Joanne and Elizabeth stopped her and said there will be no arguing. Sue said she was not arguing with Joanne and that she wasn't talking about Joanne when she made her comments.

An owner asked about trailer parking. BARBARA CAMP said there is a waiting list for trailer parking. Owners are allowed to park a utility trailer on their lot for 48 hours. BARBARA said she thinks Cleveland RV has parking spaces.

KATHY HYMAN LOT 285 wants to know when the ride around will take place because there are several lots that are looking bad.

RORY RIFF LOT 86 made a motion to grant the BOD permission to replace or repair the gate and pave the roads providing it can be done at a reasonable price. LINDA KENDALL LOT 231 seconded. ELIZABETH said she would allow the motion provided it was approved by our attorney since the By-Laws prohibit the BOD from spending anything above \$5000.00 without the written consent of two-thirds of the membership of the Association. The motion carried.

BOBBY PREVETTE LOT 261 asked what section. He said Side 2 was not resurfaced when Side 1 was. Also, the main road coming into the park needs repairs. He asked why the gate because it is working now.

KAREN CANTRELL LOT 237 said the bridge needs to be repaired.

DONNA WINBURN LOT 266 suggested a committee be formed to investigate the possibility of repairing the roads, bridge and gate.

CHERYL FOSTER LOT 125 said she has noticed a lot of the lots are being purchased for rental purposes. She asked what the process is when a lot is sold through an attorney. ELIZABETH asked SUE SMITH to answer that question. Sue said when a purchase is made the attorney sends the HOA a letter requesting whether the maintenance fees are paid, is there a lien on the property, etc.

AMY WHITE LOT 59 asked what time is quiet time. She was told all noise must be stopped at 11:00 PM.

BILL VENDITTO LOT 210 said he doesn't disagree with Sue, but you have to be sure you choose the right attorney.

LINDA McFARLAND LOT 193 said she used an attorney in Clarkesville. She paid her part of the Initiation Fee but the Purchased has not paid his share.

JOHN NASH LOT 70 He said he is still selling signs. If anyone wants one, they are \$50.00. See him after the meeting. He said Joanne and Bill Venditto do a great job. When they purchase a lot they don't just flip it for a profit, they fix it up and improve the park. We have used five dumpsters and took another load to the County dumpster. We don't put anything in the roll off used by the park.

BILL MAXWELL LOT 244 Bill opposes the motion made by Rory regarding giving the BOD permission to spend more than \$5000.00 on the roads and the gate. He made a motion to withdraw the previous motion and let the BOD meet with the attorney. BILL VENDITTO seconded. CHERYL FOSTER LOT 125 asked if the previous motion can be amended? BILL said he trusts this BOD, but we don't know about future Boards. JOE CUCE LOT 230 agrees with Bill.

CHERYL FOSTER LOT 125 asked what the motion on the floor is. She was told the motion is to rescind the motion made by Rory.

TAMMY BROOKS LOT 220 said Side 1 was done and side 2 was voted on but never done. She said the owners voted to refinish all the roads.

BILL MAXWELL LOT 244 said side 2 was not voted on, \$5000.00 not voted on, we need to abide by the Covenants and By-Laws.

SUE SMITH LOT 195 said she trusts this BOD to do the right thing.

JIM ZALARO LOT 115 said we need to check the previous vote.

BERT LEEK LOT 224 said a lot of people have left the meeting, so we do not have a quorum.

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ROSIE GASS LOT 148 said we did not have a quorum when we voted the first time.
ELIZABETH will discuss the situation about the quorum.

Respectfully submitted,

ELIZABETH CARTER
Secretary