



Owners Association, Inc.
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BOARD OF DIRECTORS MEETING OCTOBER 14, 2023

The meeting was opened with prayer by Roy Garceau and pledge to the flag.

Clyde then introduced Darrell who introduced our special guest Mark Griffin with the White County Shop with A Cop Program. Darrell asked Joanne Venditto to come up front. He said if anyone is not familiar with the program you can go online and read about it. He said PVC started supporting the program last year at his sister's birthday party. He and Joanne were sitting there talking and she asked if he knew of a charity the Park could support. He immediately said Shop with A Cop. She said OKAY, took it and ran with it. Last year we had a month to solicit for the program and collected a grand total of \$2400,00. We have had a full year. He asked Shirley to bring out the check. He then presented a check to Mark Griffin In the amount of \$13,199.41. Mr. Griffin was overwhelmed. He said this is the largest donation they have ever received from a single donor. He then explained the program. They reach children in the County who have perhaps been in trouble with law enforcement, some who come from families who are struggling. Before Christmas they have a luncheon with the participating officers and the children and after lunch they pair the officer with a child, give the officer a gift card from Walmart and the officers and children goes shopping. Walmart opens two lanes just for the program. Walmart does other things to support the program. Darrell thanked Mr. Griffin for coming and asked him if he would allow Rod Gibson to interview him for an article to be submitted to the local newspaper for publication.

Clyde called on the Secretary for roll call of the board members. All were present. She then asked the members to approve the minutes to the workshop held on October 12th. The minutes were accepted by unanimous vote.

Kathy Smith, Treasurer: Good morning. I just want to say this is my last board meeting and I have enjoyed serving with all these wonderful people very much and it's been a pleasure. I want to thank my committee. They have done a great job, and I couldn't have done my job without them. Karen Cantrell is taking care of the clickers. People come to her house all hours of the day needing clickers. She has done a great job keeping them ordered and programed. She has helped me when I had to be out of town a few times. She has been very dedicated. Barbara Camp, she has kept the laundry money collected and deposited, kept a record of the trailer spaces, and has found the smallest things and done a great job all year. Linda McFarland will be replacing me and she has already begun to work with me and she is going to be a big

part of getting everyone set up on QuickBooks so we can do the invoicing out of there next year. Kathy then read the financial report. Scott motioned to accept Kathy's report, Curtis seconded, motion carried.

Joanne thanked everyone for their generous contributions and said they are greatly appreciated. She stated, "I will be back next year!". Tonight is Karaoke, wear your Halloween costume and see if you can win a prize. On the 18th we are going to have a pancake breakfast at 9:00 and then on the 21st at 10:00 we will have a golf cart parade, at noon a farewell potluck. Scott motioned to accept Joanne's report, Kathy seconded, motion carried.

Curtis said water and sewer are finished for the year. There was a leak at the well house on side 2. The main line burst and there were two inches of water in the pump house. All the insulation is soaked and will have to be replaced. All that will be repaired before winter. We found a septic tank on top of the hill that was covered with tree debris. When N. Ga. Sewer is out here to do the yearly sludge test, he will check out the septic tank to determine if it is a viable tank. He suggests that we clean the area around that tank as well as the ditch that is in that area. Be sure to turn off the main water valve on your lot when you leave for the winter. I want to thank my committee Joe Cuce, Bobby Privette and Bill Venditto for all your help. Scott motioned to accept the report, Kathy seconded, motion carried. Curtis motioned to accept the report, Kathy seconded, motion carried.

Darrell said "well, good morning again." He said we have a workcamper coming around Nov. 19th, Bob and Patty Hingst. He will begin removing the boards on the fence and would appreciate anyone who can help should talk to him. He thanked Fred and Bill for cleaning up around the front. He thanked Kelly Stickrath for cleaning around the blueberry bushes. The bridge needs to be repaired and will be closed for a day or two. If you are here in the winter, I suggest you plan on being away during that time because you will not be able to cross the bridge. Joanne motioned to accept Darrell's report, Kathy seconded, motion carried.

Clyde said there will be a meeting of the Caretakers Monday at 7:00 pm. Clyde continued, for the last month we have talked about renovating the pavilion. We received a quote, and the board will be going over it and we will get the next board involved in our discussions so they will know what is going on. We will not advance the contractor any money! We are going to try to make everyone proud after the renovations are completed. We anticipate every owner paying \$50.00 per year for five years to make a balloon payment each year. That payment will be against the principal of the loan. As soon as we get all the information together, we will send it to all the owners.

Elizabeth asked everyone to check the directory and if their information is not correct, please get in touch with her so we will not have a lot of return mail.

QUESTIONS AND COMMENTS FROM THE FLOOR:

Tom Hutchinson Lot 265. He thanked everyone who helped clean up the side of the road.

Joe Cuce asked if they thought about spraying the purple insulation in the well house.

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Roy Garceau Lot 279 asked if the road out the back of the park could be used in case of an emergency while the bridge is being repaired. Darrell said it is to the right of the roll off. The road is not even a road, it is a walkable trail and not suitable for a vehicle. Mr. Hester owns the property, and he would have to give permission for it to be used.

Terry Lot 112 asked if the laundry is being included in the renovation of the pavilion. Clyde said it would cost an additional \$100,000.00 to redo the laundry room.

Patty Garceau Lot 279 asked if a bathroom is included in the renovation. She was told yes.

The inside kitchen wall will be moved out approximately three feet. There will be a double door at the rear. The offices in the rear will remain as is.

Darrell said he is going to remove the bushes around the end of the building and dig a French drain so the rainwater can drain.

Clyde said this is his last year and he has been a pleasure to meet with this board. We have tried to stick to the covenants, bylaws and rules and if anybody knows Elizabeth, she knows these documents and we stick to them. To all y'all, it has been a pleasure this year and to those who will stay on the board next year, you will have a good man!

Elizabeth motioned the meeting be adjourned, Darrell seconded, motion carried.

Respectfully submitted.

Elizabeth Carter, Secretary