

PVC BOD Meeting 04/10/2021

Members Present: Clyde Camp, Karen Cantrell, Linda Hackett, Tom Hutchinson, John Nash, Carole Winter, and Jim Zilaro.

President, Jim Zilaro: Called the April 10th Meeting for the PVC BOD to order at 10:00 AM, welcomed all, then the invocation was provided by Barbara Camp and was followed by the pledge. Jim recognized the two new board appointees and new BOD member Clyde Camp over Water/Septic, John Nash over Grounds and Linda Hackett over Activities.

Jim then advised he had promised an owner floor time and introduced Sue Riff. Sue Riff, Lot 86, advised she has been Website Master for 6 years and she was resigning effective today. She advised she was passing it off to the Board and turned a Personal Computer over to the Board and left the meeting. Jim recognized her efforts and thanked her for all her support and assistance in the past.

Jim then read 2 letters that stemmed from the Thanksgiving timeframe regarding an issue with the front gate operating issues. One letter was addressed to Rory Riff, President of PVC at that time, and the second letter was addressed to him. Both letters were anonymously written and negatively depicted both gentleman and the roles they played in PVC and included threats.

Clyde Camp, Water/Sewer interjected that in past seasons the BOD has ignored anonymous letters and he suggested this Board and Jim do the same. Jim stated he felt that there was a group of owners that don't want him to be President and he advised his heart was no longer in it and could no longer remain as PVC BOD. He added that he will remain in PVC and support the Park but that he must protect his family and for those reasons he could no longer be on the BOD. He then presented a letter of resignation effective immediately and left the meeting.

Tom Hutchinson, VP/Architecture, was requested by the BOD to continue the meeting and Tom accepted. Tom Hutchinson per Clyde Camp requested a vote to accept or not accept Jim Zilaro's letter of resignation, procedurally a motion was made to not accept Jim Zilaro's resignation and seconded by Karen Cantrell. The motion was unanimously approved. It was clarified that this was a process that needed to be followed and would not affect the submitted resignation that was made earlier by Jim Zilaro.

Tom Hutchinson then resumed the routine BOD meeting and asked for new owners to please stand, identify themselves, and be recognized: Craig and Alba Reumond, David and Stella Halbruner, and Joseph and Gail Beikirch were welcomed by all.

Tom requested roll call, Carole Winter conducted roll call and all BOD members listed above were present with the exception of Jim Zilaro. Tom Hutchinson, VP/Architecture then called for the BOD member reports.

Secretary, Carole Winter: Carole advised that one item outstanding from last year follow-ups from the Annual Meeting dealt with the ongoing speeding in PVC. A portable electronic flashing sign that could be moved into high traffic areas was identified for further investigation. Carole contacted several providers and determined costs of \$2550 + from two different vendors for purchase of this type product were typical. Carole asked if portable rumble strips would be a consideration and she was asked in the Workshop to review with the owners at this meeting. Cost found to be around \$300-350 per set. Discussion occurred and it was agreed to pursue this item and discuss at upcoming Saturday BOD meeting. At the meeting a show of hands suggested no interest in pursuing this item further. Discussion occurred with suggestions that had been pursued last year but again decided by the BOD to no longer pursue this item. Reminders will be continuously reviewed at meetings and thru various communication forms via the website. Carole also acknowledged the new road signs throughout the Park and how great they look. John Nash advised he has contacts and wholesale capabilities for purchasing and keep him posted if we want him to get additional costs on items.

To assist with new owner welcoming this past winter season Carole coordinated over a dozen new owners contacts via email. Validation of contact info for mailing and new directory inclusion was performed. There will be a committee formed to take over this item and provide face to face welcoming in upcoming weeks.

Carole included the following Covenant Changes that were ratified last December in the Pipeline and advised they were officially filed with White County this month. The following is a list of the Amended changes and they will be included in the PVC Welcome Booklet being printed for the Annual Meeting in May.

1). Article X, Section 5 – Signs and Billboards: Second sentence: New sentence to read: Notwithstanding said prohibition, lot owners shall have one sign per lot, not to exceed 5 square feet in size, giving the name of the lot owner, the number of the lot and the "911 address," and must be clearly visible from the street.

2). Article X, Section 18 – First sentence;

New sentence section (a) to read: (a) No burning of leaves, trash, garbage, or other refuse shall be permitted.

3). Article X, Section 25 – Storage Buildings; Make Section 25 into 2 parts (a) & (b). No change of wording occurs. Part (a) remains as is currently stated in original Section 25 and Part (b) merges Article X, Section 40 and becomes Part (b).

Proposed Change - New Paragraph Section 25 (a) Storage Buildings...

Proposed Change - New Paragraph Section 25 (b) Storage Containers...

4). Article X, Section 40 – Deleted

Carole also advised that we have elections this year for 5 BOD positions for the upcoming year of 2022. The folks/positions retiring are as follows: 2 Appointees for 1 year; Clyde Camp, Water/Septic; and John Nash, Grounds; expiring term/retiring Karen Cantrell, Treasurer; expiring term/retiring, Carole Winter, Secretary; expiring term/resigned Jim Zilaro, President. Letters for nominations to fill these positions will be mailed in April. Bios and Meet n Greet the candidates will occur in July with the election held on the Saturday of Labor Day weekend.

Also, in the same April mailing will be the welcome letter that discusses the yearly membership meeting which will be held on Saturday May 29th of Memorial Day weekend. Hopefully great owner participation will occur to ensure our 90+ votes needed for the quorum to conduct business. A reminder for lot cleanup before the Mid-May ride-around is included and last but not least is the yearly HOA fees invoice which are due May 1 with a reminder anything postmarked after June 1 will have a 10% penalty.

Lastly, a very important reminder included with the mailing is a request to send directory/contact information updates in the return envelope with your nominations/fees. That way we can include the updates in the new directory scheduled for release at the membership meeting and ensure all contact information is correct and updated for the publication.

Carole recognized her team, Terri Rogers, Lynn Harris, and Judy Stewart who again assisted with the sorting, stuffing, and posting all the owner letters/invoices and thanked them again for all their assistance.

Treasurer, Karen Cantrell: Karen began her report with a thank you to all the neighbor-to-neighbor help that was recently provided in the after-storm clean-up and still continues. She then reminded the BOD members that we have to sign new bank cards due to changes in the BOD. Karen then reviewed the financials that had previously been electronically distributed and advised finances continue to remain in good shape. She also advised that the balance in checking will need to be dispersed among the 4 accounts during the May timeframe.

The Finance committee members are Rory Riff and Kathy Smith. A motion to approve the report was made by Carole Winter and seconded by Linda Hackett and the report and committee members was unanimously approved.

Activities, Linda Hackett: Linda advised the first meeting of the Activities Committee was a success with good participation. The Welcome Back potluck dinner will be in the Pavilion on April 24th, 5:00PM with the meat and drinks being provided by the Park. Linda reviewed different activities that were discussed at the meeting and advised planning is well underway. The activities calendar will be posted monthly, included in the Pipeline and routine postings of events will occur to highlight the events and suggestions are always welcome. She advised Karaoke is being scheduled as a routine monthly event for the 3rd Saturday each month through the season. Linda advised the Whiteboard is being changed out and also moved to the mailbox area.

The Activities committee members are Kathy Gibson, Donna Ivey-Smith, Cyndi Gregory, Sue Smith, and Towana Perro.

A motion to approve the report was made by Carole Winter and seconded by Karen Cantrell and the report as well as committee members was unanimously approved.

Water/Septic, Clyde Camp: Clyde reported that American Water was contacted immediately after the flood occurred and has verified all is OK in the Park, no damage or infiltration had occurred. Clyde has also contacted North GA to advise he is the contact person for Water/Septic this season.

The Water/Septic committee members will consist of Rick Ryan, Bruce Dennis, and Curtis Rooker, back-up members are Joe Cuce and Bobby Privette.

A motion to approve the report was made by Karen Cantrell and seconded by Carole Winter and the report as well as committee members was unanimously approved.

Grounds, John Nash: John provided a brief personal history and then advised he is excited to be on the BOD and has several goals/projects that he is focused on. The first being the Park entrance way. He has local contacts that are willing to assist him with foliage and landscaping designs to make the front entrance way eye appealing yet maintenance manageable. He has contacted Kathe Hyman who has agreed to work with him on the project.

John introduced new Workcamper Bob Hingst and wife Patty, John advised he has met with the work camper and discussed activities under the workcamper's responsibility. A warm welcome was received, John advised he has reviewed Roles and Responsibilities and reinforced he is here to focus on Park Business.

John spoke to clean-up activity work and provided information on how the clean-up effort was organized and provided details on the overall effort and emphasized the extra dumpsters temporarily placed for storm debris will be removed and Danny Graves efforts will cease after the 14th of April.

John discussed the shuffleboard area, and advised there has been interest in using the courts, therefore they will be cleaned up, repaired, and made ready for use again.

Another area of focus is the Pool/Pavilion area decking, the pool deck will be repainted with a grit added to help with slippage. Also, he is investigating the Pavilion wooden decking. There are rotting boards and extensive electrical work with expenses to consider to put this in order. It is currently a potentially dangerous area that he will have taped off to prevent use. He will investigate different alternatives on the best course to proceed and present to the BOD for consideration, he would appreciate any suggestions and a suggestion was made to pursue additional ideas at the upcoming Annual meeting.

In addition, John has asked Jerry Hyman to inspect the bridge to ensure no structural damage occurred from the recent storm.

Lastly, John advised a large tree is blocking water flow in the creek behind Lot 130 and John is asking for bids to have this removed. He is also contacting DNR to review any possible removal issues.

A motion to approve the report was made by Karen Cantrell and seconded by Clyde Camp and the report was accepted.

Committee Members will be added next meeting.

VP/Architecture, Tom Hutchinson: Tom reported that he has had multiple permit inquiries and has issued 3 permits. Tom briefly spoke to permitting and when White County and PVC need to be involved. Tom's committee is in place.

Committee members: Bruce August, Rick Gass, Gary Jarvis, and Bill Venditto. A motion to approve the report was made by Carole Winter and seconded by Karen Cantrell and the report as well as committee members was unanimously approved.

Tom then opened the floor for discussion:

Rory Riff, Lot 86 referred an area damaged by storm runoff in the Trailer Parking lot that may require new gravel placement, John Nash will investigate and handle.

Lauren Rooker, Lot 274 asked if the activities calendar would be included in the Pipeline in future months, Linda Hackett will follow-up and ensure this is included. She also asked if job descriptions for BOD positions could be posted, Carole Winter will pursue this item for a future Pipeline.

Shirley Williams, Lot 68 asked when pool would be opened. John Nash advised Memorial Day was official opening and pool deck resurfacing with added grit was needed to be done before opening. Hopefully, the pool will be opened sooner if weather cooperates. Posts will be made to keep the Park updated.

Nina Dodson, Lot 276 advised they were here during the flood and asked if any sewage or water system issues occurred, Clyde Camp reiterated no damage to water/septic systems occurred and this was confirmed by American Water.

Norma Hutchinson, Lot 265 asked for everyone to review their insurance policies to ensure that adequate coverage is included.

Sue Smith, Lot 195 advised she wanted to share love for Jim Zilaro and his circumstances.

Rod Gibson, Lot 18 stated they have been here for awhile and many personalities but this is a very disturbing situation that has occurred.

Kathy Gibson, Lot 18 stated that the area by Pavilion was used for many past functions and recommended the BOD pursue repairing the area.

Billy Camp, Lot 170 warned everyone about man in Cowboy hat right at the bridge that will use "radar gun" to check your speed.

Janice Camp, Lot 39 stated to new owners we are not like what was in letter we have issues but we work together. Please don't think we are like that.

Sandy Stanish, Lot 162 asked where they could get badges and stickers, Kathy Gibson advised she would help here with that.

Darrell Williams, Lot 68, Jerry Smith Lot 198, Rick Ryan, Lot 130 also thanked the BOD for what was done for the after-storm clean-up throughout the Park.

Sandy Schulze, Lot 212 thanked Sue Riff and recognized her for all she has done in PVC.

Several owners thanked Rick Ryan for his warning the Park of the imminent danger from the storm.

No further discussion and a motion was made to adjourn by Clyde Camp and seconded by Carole Winter, the meeting was adjourned by Vice-President/Architecture Tom Hutchinson at 11:50 AM.

