

August 8, 2020

#### PVC Monthly Meeting

Rory Riff opened the meeting and asked Keith Johnson to lead us in prayer. Rick Gass lead the Pledge of Allegiance. Rory thanked all in attendance for coming to the meeting and acknowledged the presence of several new owners.

#### Activity Director

Kathy reported on a new event – BUNCO - suggested by Sandy Schultz, will be held on August 22nd. The last Friday of the month, August 28<sup>th</sup> will be root beer floats, with live music and card bingo. Labor Day celebration (Cookout and Luau) will be on Sept. 6th with pulled pork, baked beans, coleslaw, ice cream and drinks. The Activities meeting will be held on Sept 7<sup>th</sup>, Karaoke on Sept 12<sup>th</sup> at 7:00 p.m. w/Lance Kendall – BYOB and a snack to share. Jeanine Fontaine will head the Poker run this year on Sept 19<sup>th</sup>. The \$5 buy in per hand will go towards prizes. There has been a problem with outsiders using laundry facilities and pool. They were approached by owners, but offenders could not identify whose lot. Attendees were asked for suggestions, i.e. stickers for visitors, armbands, etc. Rory mentioned that at the annual owners meeting in 4 weeks these items could be voted on and passed if we have a quorum of 90 lots represented. He also reminded everyone that votes are allowed except for covenants.

Rory mentioned that Facebook is not recognized by BOD. Suggestions, complaints, problems should be submitted via forms provided at meeting and should be signed – not anonymous.

Kathy said any activity can be scheduled with her and added to calendar. There will be a 911 celebration at the flagpole on Sept. 11<sup>th</sup> at 8:30AM with a tribute and devotion. No Halloween progressive dinner this year but we will have a golf cart parade on October 17th with costumes, prizes, karaoke and food. Grandchildren are invited.

#### Finance Director

Karen Cantrell said we are in good shape with finances and extended a thank you for the road work passing. There are 3 delinquent fees and owners will be sent liens. Some owners are out of country and are working to get proper money exchange. With the coin shortage, quarters can be exchanged for currency. A motion was made to accept and approve the treasurer's report. Rick Gass motioned to accept and Kathy Gibson seconded.

#### Grounds and Maintenance Director

Jim thanked everyone for coming to the meeting and reported that a lot of activity is being conducted to maintain park. During the initial ride around there were approximately 57 letters sent for property clean up and last week 16 reminder letters were sent to owners who have not complied. An additional 5 day extension was given and if not completed by then the Board will take the appropriate action. Jim reminded to place signs out front of property for 911 services. The road work to begin mid-Sept; and if individuals would like their driveways to be sealed and or paved to let him know if interested. We're getting 2 additional bids for street signs. Kathe Hyman is heading up beautification project for park entrance – i.e., cleaning, removing trees, branches, placing pine straw. Planting to begin in September, bit by bit. Bridge decking has been replaced and is in good condition. He acknowledged that Mike and

Joann, the camp workers are doing a wonderful job keeping the front of our park beautiful and clean. Picnic tables were repaired and gate repaired at the pool.

Architecture Director

Rick reported that in 2020 24 permits were granted and 13 are complete. October 1<sup>st</sup> is the deadline to apply for a permit and all work is to be completed by October 31<sup>st</sup>.

Water and Sewer Director

Bobby mentioned that it's a privilege to serve on board again and reviewed some items, i.e. the meaning of the numbers and letters on the gate. Notices are also posted as to what issue is. Sue sends out post on website. Reminder to all to use only RV/marine tissue paper; sludge test to be done this month; Pump house two pump is being reworked for a valve replacement. American Water checked all valves and is reworking the maps. There were 2 valves left open by American Water which resulted in 2 properties being flooded. American Water insurance is in the works to rectify. Letters sent to side 1 owners who are not in campground to check water system since valve work; they may no longer be winterized. Valves are owner's responsibility. North Ga Environmental Services pumped out 1000 gallons of water at the septic system by the pool that was overflowing.

President

Rory addressed a comment on FB about renters. Rental property is accepted in PVC but owners are responsible for informing their renters of rules, covenants, etc. Caretakers and full-time residents are to produce three documents for proof of their current residence. GA law does not demand realtors to have copies of covenants. He acknowledged that Joe Cuce is in charge of the Caretaker program for the coming off season. There are currently 30 caretakers. All did a great job as caretakers last year and was their way of showing appreciation for the privilege to live here. Rory stated that he will honor the decisions of previous boards about full timers. Our attorneys are composing legal letter of eviction. FB – or “trashbook” - is not the place for complaints; please complete a form as stated earlier.

Rory stated that there was discussion about the current election being invalid by two owners – not enough names on the ballots. A majority vote by the BOD is to leave the election as is this year due to time constraints & possibly change for next spring. Floor was opened for discussion.

Clyde Camp, #39, questioned how board vacancies were filled and asked that the current by-law be read out loud. Rory quoted the by-law then stated the BOD voted on a new election or stay as is. Our board voted to stay as is by a majority vote.

Bill Maxwell stated that bylaws are clear – not changed. There were 4 slots to fill and 3 people nominated. He thinks the election should be redone, that we still have time to re-send ballots with one or two more names on ballot. We should either go by the covenants or not. He did acknowledge that mail-outs would be expensive.

Tom Hutchinson #265 – mentioned that there were several names submitted but only 3 accepted the nomination so the BOD had to go with three nominees.

Lynn Harris had various comments. FB comments that are controversial are removed by the Admin. She suggested rubber bracelets for owners & guests for use of the pool, but there may be an issue with lost

or forgotten bracelets. She also mentioned that moving the gate is expensive. The noise issue in the park is just not related to motorcycles (newer models) have noise restricting equipment but some diesel trucks are a problem as well. She questioned why motorcycles can only egress and ingress throughout the park even if they have noise restricting equipment.

Rory mentioned that owner/offenders should be approached nicely, not in a challenging manner and stated that lot numbers should be on carts and trailer lots.

Rhonda (HR for several marinas) - Lot#111 mentioned that there are toxic comments on FB; notices should be sent via text or cell phones; costly to move gate. She stated that there are Bluetooth devices for gates and key fobs and would investigate the cost.

Rod Gibson Lot #18 – tough to find people to run on the board; trying to rush new/another election is senseless. Wrist bands are difficult to keep control of; variances should be granted sparingly – board should discuss; \$150 fee for county permit for variance; who has power/authority to grant variances. Rory said they are issued by the board and that variances should match existing structure.

Linda Kendall Lot #231 – commented on controversy on FB about who is in park; suggested lot numbers on visitor's vehicles; suggested tags like those that you get at state parks

Norma Hutchinson Lot #265- soft drinks are not free, park pays. Said someone took 3 drinks and left no money; sign should be redone to read Fee of . . . instead of donations. Whole Park should not be penalized

Barbara Camp Lot # 170 – is there not a county permit needed for individual pavings? Jim to check with Scott since he works with the county.

Sandy Schulze Lot #212 – is unhappy about kitchen being locked; Jim said lights were left on unknown people and children in the kitchen – doesn't want the liability. Also mentioned that knives are accessible in the kitchen and kids have access

Lauren Rooker, Lot 274 & 275 – commented about update on covenants; Rory said he had 4 individuals who volunteered, 3 more individuals volunteered at the meeting.

Kathe Hyman #285 – questioned under camper storage; suggested color-coded tags for windshields with an "R" for realtors.

Jim asked Rhonda to chair a committee for gate issue; cannot chair but will do research.

Rory motioned the meeting be adjourned at 11:23. Rick motioned, and Karen seconded.