

## BOD Meeting 5-09-2020

Members Present: Karen Cantrell, Joe Cuce, Rick Gass, Kathy Gibson, Rory Riff, Carole Winter, and Jim Zilaro; Rick Gass and Carole Winter participated via teleconferencing.

President, Rory Riff: Called the May BOD meeting of 2020 to order at 10:01 AM and welcomed all, the prayer was led by Keith Johnson, Lot 174 and Rory led the pledge. Rory then called for BOD member reports.

Secretary, Carole Winter: To facilitate the teleconferencing requirements, Rory Riff read the following report per Carole Winter's direction: Stated the letters/invoices for the HOA Fees and Nominating Committee were mailed 4/15. Carole said she has spoken with Karen Cantrell and she advised great returns on information and fees paid. Also, Karen has received multiple changes to mailing and personal information that she is overnighting to Carole for processing. Once received and DB updated, Carole will coordinate the changes with Beth.

Carole would like to revisit and prioritize three things left from last year as/when the time and budget allow:

- 1) Establish 5-year strategic plan for management/growth for PVC also to include budget items
- 2) Complete work begun last fall on front entry, front fountain, including mulch and refreshing with seasonal plantings
- 3) Beautify garbage area

Water/Sewer, Joe Cuce: Stated that water is in good shape. However, sewer on Side 1 has some serious problems due to age of the system and a very rainy winter. We need to begin work on tanks that require risers and sealing lids to prevent the ground water from seeping into the tanks. Last winter the system was overloaded due to rain seepage that caused additional electrical issues. Joe also stated that a blister pack was found in one of the systems that also created issues with one of the systems over the winter. The blister pack was from a Heartworm medication used to treat dogs. Joe stressed nothing is to be flushed down your toilet except body waste and toilet paper. He reiterated not even disposable wipes. Trees have been removed to help the fields and Joe clarified that in GA 80% water evaporates and 20% of the water perks. 2 of the largest fields one behind the trash area and the other by the pool area need additional work this year. The budget is going to be stretched as we have 36 risers with 2 lids each that need to be raised throughout the Park. The cost of doing this is not in the parts but in the labor and Joe anticipates that it will be time consuming work. Joe advised mulch is available at the septic field next to the pool and cautioned everyone about driving over the drain field in that area. If help is needed in loading the mulch please call Joe to coordinate. Joe and Jim Zilaro will investigate either adding

a post n rail fence or railroad ties at the tractor shed to mark the area and protect the drain fields. In addition, there is a culvert with standing water needing to be cleaned on Fishtail Circle that Joe is investigating. Lastly, Joe wants to pursue a covenant change that will ensure water boxes are easily located and readily accessible when water issues occur that require water shutdown thru individual owner's water boxes. Joe is recommending that we allow a year for implementing these changes.

The following Committee members were voted on and unanimously approved by all BOD members and Joe also requested additional volunteers.

Committee Members: Brian Harris, Bruce August

Activities, Kathy Gibson: Kathy advised nothing scheduled due to restrictions still in place with Corona, Kathy has advised Lance that Karaoke has been rescheduled to 2021. No activities are planned until further notice.

Committee Members: none needed at this time will be revisited in future months as activities restart

Architecture, Rick Gass: To facilitate the teleconferencing requirements, Rory Riff read the following report per Rick Gass's direction: Several permits are underway and Rick thanked the Architecture Committee for their support. Rick advised he is working on one permit specifically involving a new cabin and he has been in touch with White County for clarification purposes. Rick is recommending that when owners are building new cabins and applying for the PVC permit, we require the White county permit be attached. The approved architectural rendering should also be attached along with the PVC application to the Architecture Committee. This will assist in ensuring all the specification are in synch between the County and PVC.

The following Committee members were voted on and unanimously approved by all BOD members.

Committee Members: Tom Hutchinson, Gary Hackett, Bruce August, Steven Rogers

Treasurer, Karen Cantrell: Karen advised things are going well, and reviewed April financials. Very few invoices have been submitted for reimbursement due to limited activities. Discussion took place regarding the approximate \$11,184.00 in checking and Rory advised that \$10,000.00 is the checking balance that we maintain. Approximately \$1184.00 should be transferred into Water/Sewer reserves to cover upcoming 2020 expenses in W/S. Karen will complete the transaction.

The following Committee members were voted on and unanimously approved by all BOD members.

Committee Members: Linda Lehigh, Barbara Camp, Shirley Williams

Grounds, Jim Zilaro: Jim wished all a Happy Mother's Day and then thanked Darrell Williams and the volunteers for the assistance they have provided him. Jim advised the "Can Man" has retired and encouraged everyone to do their own recycling. Jim reviewed the garbage handling and stressed only household garbage should be placed in the garbage dumpsters upfront and cardboard boxes should be broken down. When placing garbage into the containers it should be loaded as far back into the dumpster as possible to make room for additional bags. Jim reviewed the items appropriate for the "ROLLOFF" and stressed "WE ALL" need to follow the rules and help as it will also save us \$\$.

Jim addressed the two bids received for four PVC work projects required for both grounds and water/sewer; one from Bart Skelton, and one from N GA Grading and Bobcat, Danny Anderson. There is a significant difference in cost for the work between the bids, with the latter being more costly. Jim also advised if work on the projects can be combined into a single timeframe, Skelton will discount the cost of the projects. Jim and Joe both stated that these projects represent the majority of work needed for Grounds and Water/Sewer for 2020. Following is a brief summary of the work:

- Project 1; Add culvert piping to existing area from the pool to Pavilion area, \$2145.79 cost to be split between W/S \$1000.00 and Grounds, \$1145.79.
- Project 2; Excavate ditch along Camp Town Trail, add curlex matting and Rip-Rap, \$1647.74 cost to be paid from Grounds. During discussion it was agreed to review each project individually. Rory made the motion and seconded by Karen Cantrell to approve the work with the Skelton lower cost bid for both Projects 1 and 2, approved unanimously by the BOD.
- Project 3; Install 2 Risers on Septic Tanks, Grade and excavate swale from Lot 151 and the ditch along Happy Trail, add curlex matting and 54 tons of Rip-Rap, cost \$4565.45 to be paid from W/S. Rory made the motion and seconded by Joe Cuce to approve the work with the Skelton lower cost bid for both Project 3, approved unanimously by the BOD.
- Project 4; Install riser on septic tank in area next to Lot 168, add fill, grade, and add seed/straw to area disturbed, cost \$2225.09 to be paid from Grounds. Rory made the motion and seconded by Kathy Gibson to approve the work with the Skelton lower cost bid, approved unanimously by the BOD.

Jim advised he has been working on getting the pool reopened and is waiting on verification of test results. Because PVC is still trying to find a workcamper, Jim mentioned he is asking for

volunteers to offset his workload, he needs help with Pool Bathroom cleaning, general straightening, arranging chairs around the pool and umbrella storage, plus canvassing the garbage area. If interested in helping please let Jim Zilaro know.

Jim is also working on the road resurfacing and patching project for Sides 1 and 2 for this year. Bids are underway and he is waiting on information from different contractors to be received. Rory stated that reserve dollars have been allocated for the work however, because the expenditures exceed the BOD approval limits, the owners will be required to approve the project. A letter will be mailed to all in "good standing" owners seeking approval of this project. Jim stated that this should be accomplished quickly to get the project underway.

Rory addressed the status of the Park's street signs and stated the original bid from 2019 had doubled and we were trying to find different solutions. Discussion took place and it was decided to also check with White County to determine who they used as their provider and get additional input for costs. It was decided to work on this activity and prioritize it for a solution. The importance of this issue due to EMS needing accurate information once inside the Park was stressed.

The following Committee members were voted on and unanimously approved by all BOD members.

Committee Members: Billy Camp, Barney Casteel, Tom Dougherty, Greg Harvey, Darrell Williams

Rory advised several owners have brought to his attention that multiple lots have had full time occupancy over the winter and letters will be mailed to request proof of residency.

In addition, Joe Cuce mentioned a Caretaker has requested to no longer participate in the Caretaker Program. This is being investigated, contact with the owner will be made and the ramifications of no longer participating in the program will be reviewed for action by the BOD.

Rory also discussed the importance of the Annual Membership Meeting and advised that we are changing the meeting date due to restrictions in place for social gatherings. The BOD discussed this and due to the State restrictions for gatherings recommended the meeting be held the same timeframe as the Election on 9/5/2020 the Saturday of Labor Day Weekend. This is such an important meeting for all owners to be able to bring issues and vote on items but only able to vote if a quorum of 90+ is present. It was agreed by all BOD members to move the meeting.

Rory thanked the individuals who painted, cleaned, and rearranged to give more room and make the Pavilion such a great gathering/meeting place.

Rory stated the PVC is everyone's Park and if violations are observed by any owner they should be reported to a BOD member. He then opened the meeting for questions from the floor.

Rod Gibson, Lot 18 advised there is flooding across the road in front of his lot and his neighbors. After further discussion, Joe Cuce advised he would investigate.

Kathe Hyman, Lot 285 asked whose responsibility it is to maintain the culvert in front of individual owner's lots. Rory reviewed this and stated it was the owner's responsibility.

Jerry Hyman, Lot 285 advised there are several cars parked on another owner's lot. Rory advised this would be looked into and the owner of the cars will be asked to move them upfront into empty spaces if appropriate.

Fred McCoy, Lot 123 asked everyone to follow the laundry rules and please clean out the lint in the dryers, signs are posted providing instructions to do it after complaint your use.

Tom Hutchinson, Lot 265 advised he has been reviewing listings for properties for sale in PVC.

He requested that realtors be factual and include references to PVC being a seasonal park.

Donna and Jerry Smith, Lot 198 advised they always stress this information. Rory thanked them for cleaning up the Realtors listing billboard.

Motion was made by Rory to adjourn and Joe Cuce seconded, all BOD members agreed and the meeting was adjourned by President Rory Riff at 11:25AM.