



BOD Minutes 9/11/2021

Members Present: Clyde Camp, Karen Cantrell, Linda Hackett, John Nash, Scott Smith and Carole Winter, not present Tom Hutchinson. Vice President, Clyde Camp, called the September 11th meeting for the PVC BOD to order at 10:00AM, and welcomed all. Clyde thanked Rick Gass and all the folks involved in the 911 tribute this AM. Clyde then requested John Nash procure several more flag poles to honor all of our military branches.

Clyde then welcomed the following new owners:

Linda McFarland, Lot 168, 193, 194; Leon and Debbie Watson, Lot 45; and Anita and Scott Parker, Lot 281 were recognized and welcomed by all.

Clyde requested Carole Winter, Secretary read Tom Hutchinson, President of PVCOA resignation from the Board of Directors and Carole read the e-mail Tom forwarded to the BOD resigning from the Board of Directors resigning his role in the PVC BOD. A motion from Carole Winter to accept was seconded by Scott Smith, and all approved. Clyde requested nominations to replace Tom as President from BOD and Carole Winter made a motion for Clyde Camp to be nominated for President of PVC for the remainder of the 2021 Board. The motion was seconded by Karen Cantrell and all the BOD approved.

Clyde then emphasized that our Covenants as well as rules and regs of the State of GA will govern how we run PVC and asked if anyone has a problem to please come to the BOD for resolution.

Clyde requested a nomination from the BOD to fill the current vacant board position. Carole Winter nominated Bob Fedderwitz and Karen Cantrell seconded, all BOD members approved. Bob will be working on HOA express to maximize the Park notification/broadcast process.

Clyde asked for Board members reports.

Secretary, Carole Winter: Carole advised approximately 150 directories have been compiled this year so far and asked if anyone needs directories to see her after the meeting. Carole then advised she and Karen Cantrell will be verifying the File Maker Pro data base with Karen's excel worksheets to validate owners, mailboxes and trailer rentals are synchronized and this will continue thru the Winter months. Carole is putting a transition plan in place identifying timelines and sources of information for the various secretarial duties and knowledge transfer. Carole also asked everyone to verify contact information on the HOA invoices when received in April and explained the addresses maintained for mailing purposes. Both a seasonal and winter address are utilized. The seasonal address, April 1 thru October 31 is used for park mailing and requires a PVC mailbox. The Winter address is used from November 1 thru March 30th and if you don't request a seasonal mailing the winter address will be utilized all year long.

Karen Cantrell made a motion to accept the Secretary report and Linda Hackett seconded, all BOD approved report.

Treasurer, Karen Cantrell: Karen reviewed August financials and stated the Park is looking good on financials. She advised there are 2 outstanding HOA fees and advised liens have been filed. Karen advised 2 new washers have been installed in the laundry room and John clarified the 2 retired machines are being held for parts. Prices will remain the same at \$1.50 wash and \$1.00 dry.

Carole Winter made a motion to accept the Treasurer's report and Linda Hackett seconded, all BOD approved report.

Activities, Linda Hackett: Linda stated September's Activity meeting was completed this past Monday and she reviewed the upcoming activities. These will be posted on PVC calendars and PVCOA "What's Happening" posts. Last official Activities Meeting will be Monday October 4th and advised planning for next year will begin at this meeting. She encouraged anyone with ideas for new activities next year to please advise her.

Karen Cantrell made a motion to accept the Activities report and Scott Smith seconded, all BOD approved report.

Grounds, John Nash: John thanked Rick Ryan for donating a flag for the memorial wall. John provided a status on Bob Hingst who is healing from a prior accident and will continue to be active through the winter months. John is recommending the BOD add a storage building because we are out of storage space. He suggested adding a building that could have half an area dedicated to storage and the other half a working area for the crafters. John also requested that a tree be put up in the island for a PVC Christmas celebration. It would be a live tree that would be decorated for the season. John also explained the eagles on the memorial wall have been highlighted with Gold. John stated that the best way to communicate with him is via text messaging and he explained that Kathe Hyman will be assisting in additional projects next year. John requested that our season for building be extended throughout the entire year. Lastly, John has 1 major project remaining this year that is dealing with drainage issues on Lot 150 and he advised he is seeking bids.

Karen Cantrell made a motion to accept the Grounds report and Linda Hackett seconded, all BOD approved report.

Architecture, Scott Smith: Scott advised 33 permits have been issued this year. Scott reminded everyone that building activity ends October 31st but there are some things that can be completed, for instance repairs and interior updates can be completed. There are 2 late season Park Models that have been on order for over a year and are expected to be delivered by the end of October but if they are delivered after that date they will be allowed to be set-up. The owners understand that only basic set-up may happen after the 31st of October.

Carole Winter made a motion to accept the Architecture report and Karen Cantrell seconded, all BOD approved report.

Water/Septic, Clyde Camp: Clyde advised everything is still good and we have had a really good year and thanked everyone for following the rules. Also, a filter on Side 2 has been replaced and an airlock

on Side 1 was resolved. Sludge tests are scheduled for month end and appropriate follow-up action from the test will be taken.

Carole Winter made a motion to accept the Water/Septic report and Karen Cantrell seconded, all BOD approved report.

Clyde then requested Lot 18, Rod Gibson's letter to the BOD be read: Carole read the letter and Clyde Camp responded to the 2 issues identified in the letter as follows:

- Changing of Covenants based upon what the Attorney has said. Clyde canvassed audience and identified 3 past presidents of PVC in attendance at this meeting, Bill Maxwell, Rory Riff and himself and confirmed that none of these individuals have changed covenants based upon an Attorney's opinion. We have met with our PVC attorney who has a good knowledge of our covenants and requested advice on specific situations but have never changed covenants based upon those meetings. He emphasized the Covenants/By-laws are changed via Park owners' vote only.
- How many BOD members attend the attorney's meetings vary upon the situation being addressed. The meetings dealing with these subjects are confidential and not published.

Clyde Camp then confirmed with Rod Gibson that his above responses addressed the concerns as stated in his letter and Rod advised yes.

Clyde then advised a meeting has been scheduled to follow this BOD meeting that will be open to all owners to address the way officers were voted on by the 2022 BOD. The process was done as it has been done for the past 15-16 years, however unintentional mistakes were made and it is being corrected in the upcoming meeting.

Clyde then opened the floor for discussion:

Lynn Harris, Lot 103 recommended that anyone on the BOD have their dues compensated for the many hours that are donated during their time spent. Also, she would like to see people who live here year-round have their fees increased by 50 percent because they use facilities for 12 months whereas the rest of the owners pay the same amount and live here for only 6 months.

Rory Riff, Lot 86 stated that the red truck parked at the front of park belongs to a renter and is being left there now every night because the renter has had a job change. Rory also asked if all members of the BOD voted to allow this. Clyde Camp advised with the information he had at the time he made the decision to allow it to be parked there. Clyde also advised next year's BOD will address a change to the Renter's protocol so that renters working outside the Park cannot have work vehicles parked in PVC on any locations. During discussion Clyde advised he would address the issue with the current BOD and individual owners/renters.

Dawn Privette, Lot 261 agreed with Lynn Harris that the BOD should be compensated. Also, she advised that the caretakers take care of this park and watch out for everyone and make sure their property is taken care of. Clyde advised there are approximately 11 owners here full time and the majority of the Caretakers travel and are not here full time. Clyde gave a brief history of the Caretaker program explaining the sheriff's department doesn't have the staff to patrol this Park in the off-season.

Rules have been established and that is what we are going by. He also advised many owners come during the holiday season for 1-2 weeks during the holidays.

Bill Maxwell, Lot 243 agreed that the renter parking upfront is not right. There is one owner that covers his van and is compliant with those requirements. He has been given permission to park that vehicle on his lot by 2 different Boards and there are letters in his file to support that. Also, this Park is a recreational campground and he cited previous issues with working renters with a full-time job. We need to decide how this is going to be handled. Clyde Camp advised this specific situation would be handled immediately and the van will not be parked here after tomorrow.

Lauren Rooker, Lot 274 stated she has requested to join the Caretaker Program and was advised that there is no list. She advised they have been owners since 2008 and asked how they could join the program. Clyde Camp referred to the Caretaker Protocol in the Welcome Booklet and explained there must be an opening then Caretakers are chosen by seniority and must be owners for 5 years. The list is being reduced but he advised there is a possibility there will be several openings this year.

Rick Gass, Lot 148 referenced a post for a closed Caretaker meeting and he advised all owners should be able to attend PVC meetings. Clyde advised the purpose of this meeting is to determine who still wanted the Caretaker position, then an open meeting will be held to determine who wants to join the program. Clyde clarified that the first meeting will be open and a blast will be posted advising owners.

Rod Gibson, Lot 18 would like more Board involvement in the Caretaker Program. Clyde advised the Board is in charge of the Caretaker Program and that the original rules were drafted by three people and adopted into the Caretaker Protocol.

Kathy Hyman, Lot 285 asked if street lights aren't working in the Park to let her know so she can report the problem and have them fixed. Also, she asked if the responsibilities of each committee could be posted. Clyde Camp advised that information is available and we'll see if we can it posted. Lastly, Kathy asked how many owners had fines assessed from the 2nd Ride Around. Carole Winter stated none.

Kathy Gibson, Lot 18 would like to include Kathe Hyman in consideration for BOD reimbursement of HOA fines.

Sue Smith, Lot 195 asked if we could consider a Dog Park. Clyde Camp advised that has been looked into and the only available area is "Green Space" and we can't allow it because of the drain fields. Carole Winter also advised Tom Hutchinson had recently pursued this and when he introduced it for consideration at a well-attended BOD meeting there was very little interest shown so he removed it from consideration for this year's BOD. Bob Fedderwitz also advised from his experience there is a high liability associated with a Dog Park.

Barbara Camp, Lot 170 why are Ride around letters not being sent. Carole clarified after the meeting that letters were mailed after Ride around 1 & 2 were completed but no fines have been assessed at this time.

No further discussion and a motion was made to adjourn by Carole Winter and seconded by Karen Cantrell, all in favor and the meeting was adjourned by Vice-President Clyde Camp at 11:15AM.