

Annual Membership Meeting 9/5/20

Rory Riff, Board of Director President called the meeting to order, Bobby Privette, Lot 261 gave the invocation and Rick Gass, Lot 147 led the Pledge of Allegiance. Rory advised we had 73 owners represented at this 2020 Annual Meeting, therefore, we did not have the required quorum of 90+ owners in attendance. He advised the meeting would still be a great and productive meeting just not enough owners in attendance to vote on anything non- covenant or by-law related. Rory further explained that this meeting was not run by the PVC Board of Directors but by a facilitator nominated from the audience. Rory then opened the floor for nominations for facilitator. Tom Hutchinson, Jerry Hyman, and Lynn Harris were nominated and hand votes taken. Jerry Hyman was selected by majority votes and began the meeting.

Jerry asked for any new owners over the past several months to please stand and be recognized and the following new owners were welcomed.

Nancy and Ted Dodd, Lot 188

Margo Graham-Bruckus, Lot 73

Jerry reviewed ground rules for meeting stating owners were to clearly identify who they were by name and lot number, then state question or issue and he would restate information for recording purposes. Also, he would ensure information was passed to the appropriate BOD member for clarification or follow-up. In addition, courtesy for all owners would be required throughout the meeting. 3 runners with microphones were positioned both inside and out to accommodate the information exchange.

The floor was then opened for comments or questions.

Barney Casteel, Lot 44 reminded everyone of the speed limit 10 MPH in the park regardless of what you are driving. Carole Winter, Lot 149, Secretary emphasized that we especially need to be alert with all the children in the park over holidays and weekends. Additionally, please be aware of the motorcycles in the Park because they have less options to move out of the way on our roads. Kathe Hyman, Lot 285 asked if stop signs could be installed in the Park to help. The BOD will take this idea under consideration, investigate and report back on implementing action.

Linda Kendall, Lot 231 expressed concern over the lack of visibility on "Cardiac Hill." Discussion occurred with ideas exchanged to possibly pursue the following: widening the roads via crusher run or paving, mirrors, sensor blinking lights, speed bumps, and signs for low visibility and/or caution blind spot. Carole Winter advised that the BOD will take these ideas under consideration, investigate and report back on implementing corrective action.

Linda Hackett, Lot 1 stated concern over unsupervised young children in the pool and underage children driving golf carts. Carole Winter, Lot 149, Secretary advised rules are in place at the pool stating adult supervision is required while children are in pool and golf carts require licensed drivers per GA driving regulations. If offense is observed, any owner may notify offenders of the rules. If violations continue further corrective action may be taken.

Lauren Rooker, Lot 274 asked if something like grit could be added to pool surface to relieve slippery surfaces. Jim Zilaro, Lot 115, Grounds advised the BOD will investigate and initiate corrective action.

Barbara Camp, Lot 170 requested a status on the pending road work. Jim Zilaro, Lot 115, Grounds advised due to recent rains road work has been a bit delayed. Jim stated that the work will begin in October and he asked for everyone cooperation and patience as some roads will be rerouted for short periods of time during the week long process. The second portion of the Road work will take approximately 24 hours for the initial coat to dry and then another 24 hour drying timeframe for the repeat coat. He appreciated everyone's consideration during this important project and will keep the Park updated as timelines are established.

Bert Leek, Lot 139 spoke with great humor about very meaningful and important items affecting everyone in PVC. He summarized those key items with the following 10 "Thou Shall Not Commands."

- 1) THOU SHALL NOT make any changes to creeks and streams. No moving of rocks and vegetation, we have been fined for these before.
- 2) THOU SHALL NOT put anything in the trash bins other than household garbage. Start filling the bins from the back.
- 3) THOU SHALL NOT put any leaves, limbs (of trees) in the roll-off or garbage bins. These are to be bundled and put on the roadside at your property. The stuff goes into the containers not beside them.
- 4) THOU SHALL NOT let anyone under the age of 16 drive a golf cart. Please obey the **10 MPH** speed limit at **ALL** times. Have lights on after dark.
- 5) THOU SHALL NOT make loud noises before 8:00AM and after 11:00PM, this being very loud conversations, music, cars, and motorcycles.
- 6) THOU SHALL NOT hog the road in a golf cart when a car is coming. Be courteous and move off the road.
- 7) THOU SHALL NOT flush anything (other than toilet paper) that does not come out of your body. No grease through the sink.
- 8) THOU SHALL NOT leave the water turned on if you are leaving the Park for more than 48 hours. This will protect the overall water system of the Park in case something happens.
- 9) THOU SHALL NOT let anybody in the Park you do not know or who does not have a Paradise Valley sticker on his/her windshield.
- 10) THOU SHALL NOT not pick up your dog waste.

Bert received a loud round of applause and everyone concurred with Bert's comments and recommendations and thanked him for his spot-on assessment!

Linda Kendall, Lot 231 stated that the realtors and selling owners are not discussing the PVC Rules, Covenants and By-Laws with the new buyers. She suggested a committee be formed to review these items with the new buyers before closing is completed. Rory Riff, Lot 86, President stated that many times we aren't aware that properties are being shown or are under contract. We have been in contact with the realtors in our area as well as the local attorneys handling closings. They have been asked to review the PVC Rules, Covenants and By-Laws prior to the sale. Our PVC Treasurer also communicates certain key items to their offices prior to the sale completion. We have also seen several Owner to Owner sales that we are not in the loop on and have no contact nor information on regarding the sale. Robert Eaton, Lot 262 advised his realtor provided in-depth information on the Park and was very professional and thorough in reviewing PVC Rules, Covenants and By-Laws. Further discussion continued

regarding possible Welcome Committee involvement and orientation meetings with new owners to review the Park's key information. Lauren Rooker, Lot 274 suggested filing copies of PVC Rules, Covenants and By-Laws in the Realtor Sales Books located at the front office. Lynn Harris, Lot 103 asked for verification of legal recourse for the Park if someone was told incorrect information and was advised no recourse would be taken. Bottom line, it is the new owner's responsibility to read and understand the PVC Rules, Covenants and By-Laws before purchasing their lot. Carole Winter, lot 149, Secretary advised these ideas would be taken under consideration, investigated and explored for possible further action.

Joe Cuce, Lot 230 stated he would like to see the Renter's Protocol strengthened and expanded. Rory Riff, Lot 86, President and Lynn Harris, Lot 103 advised the Renter's Protocol is being reviewed by the Covenants/Rules Committee for updates and potential inclusion into the Covenants. Lynn Harris encouraged input from current renters in the Park. Kathe Hyman, Lot 285 advised that in her opinion the renter issue is with absentee landlords. Discussion continued regarding the Covenants/Rule Committee asking that more owners be allowed to attend to "get it right the first time." These ideas will be considered and further information will be forthcoming. In addition, the meeting timeframes will be posted so that owners may attend the meetings.

Linda Kendall, Lot 231 asked who is removing PVC "non violation of rules" on FB posts. She stated 2 of her posts had been removed. Lynn Harris, Lot 103, Administrator of PVC FB advised she was unaware of Linda's posts being removed and will look into this item.

Brian Harris, Lot 103 advised there is firewood available at the woodshed for individual lot owners use. Please grab the wood from the back of the shed area first, we need more room because more wood is coming in. Darrell Williams, Lot 68 clarified this firewood is for outside firepit use only, no inside burning.

Tom Hutchinson, Lot 265 stated Paradise Valley Road clean-up is scheduled for Thursday, September 10th, and volunteers to assist with clean-up are appreciated.

Kathe Hyman, Lot 285 reminded everyone next work project is Wednesday between 8-10 AM on top of "Cardiac Hill" and brawn is needed.

Kathy Gibson, Lot 18, Activities Director reminded everyone next activities meeting is scheduled for Monday, Sept, 7th, and the cookout/Luau is Saturday Sept. 5th 4-6PM.

Jerry Hyman, Lot 285 recognized and thanked the Board of Directors and the many Park volunteers for all their hard work.

Jim Zilaro, Lot 115 announced the results of the 2020 election and reviewed the 2021 PVC Board Members and positions.

Congratulation to our 3 new Board members: Linda Hackett, Lot 1; Tom Hutchinson, Lot 265; and Keith Johnson, Lot 174.

The 2021 Board Of Directors:

Jim Zilaro, Lot 115, President

Tom Hutchinson, Lot 265, Vice President / Architecture Director

Karen Cantrell, Lot237, Treasurer

Carole Winter, Lot 149, Secretary

Linda Hackett, Lot 1, Activities Director

Keith Johnson, Lot 174, Grounds Director

The 2021 position for Water/Sewer will be a 1-year BOD appointed position. The position will be canvassed throughout the PVC ownership for nominees and the BOD will appoint the chosen candidate to begin with the new fiscal year 5/1/2021. Bobby Privette, Lot 261 will continue in his current role until that time.

Kathy Gibson, Lot 18, Activities advised that Apple Fritters will be on sale after the meeting concludes. She also stated the Welcome Committee would like to meet with the new owners and the PVC Welcome Booklet will be available initially for new owners at no cost and existing owners for \$5.00.

Jerry Hyman, Facilitator, asked for any additional questions and none were forthcoming. He thanked everyone for a great meeting and turned the session back to Jim Zilaro who thanked everyone for attending. A very special thank you to Jerry Hyman for facilitating the 2020 Annual Meeting.

Carole Winter made a motion to adjourn, and Rick Gass seconded. All voted in favor and the 2020 Annual Membership Meeting was adjourned at 11:10 AM.

Respectfully submitted by Carole Winter, BOD Secretary