

Overlook Bay Property Owners' Association Board Teleconference
5/21/2015

Minutes submitted to and approved by BOD

Those present were Phill Combs (VP), Ken Taylor (T), Bill Yri (S), Tom Gill (M), Jack Koenig (M), and Lisa Combs (M).

Phill Combs called the meeting to order at 8 pm.

New Business:

1. The first order of business was to deal with the resignation of Pete Lombardi as President. Since the President of the Association has signature authority with our bank, we cannot just leave the position open until the election this fall. We must appoint an Acting President in order to comply with the Association requirements. A motion was made to appoint Phill Combs as Acting President until the fall election. The motion was seconded and approved unanimously.
2. Ken provided a budget review. The 2015 POA fees collected as of 05/21/2014 are \$70,675 with 43 owners delinquent for a total of \$79,026 over all years. Some improvement has been made on the delinquent accounts and the lawyer is working on the issue. Total of all asset accounts is \$305,492.
3. Phill made a motion to continue using Scott Lombardi as the Association website manager given that Scott had indicated that he would like to continue in that capacity. He has been doing a good job and the motion was seconded and approved unanimously.
4. Phill made a motion to use Sean Combs as our on-site maintenance person as well as for security duties. This was an old business item which had been discussed with Sean and he had indicated that he would like to do the job. The board will develop a document on the security duties to provide to Sean so that the scope of the security duties will be clear. The motion was seconded and approved unanimously.
5. The Architectural Review Board (ARB) needs to be reconstituted. After extensive discussion, it was decided to approach Markus Chady (Knoxville, Tennessee Architect with Allan Associates Architects PLLC) & son-in-law to David & Ann Stover owner of lot 104 OLB. Markus had once volunteered and, together with some owner membership on the Review Board, this would be in full compliance with the Association documents. Our more informal approach up to now was intended to help save the owners some money, but we agreed we need to be in full compliance with our documents. A motion was made, seconded, and unanimously approved to do this. As part of this discussion we will contact (Shane Rizzo) owner of Lot 115, our newest property owner planning to build. We need to make sure we have drawings on the home he plans to build plus the project needs to be reviewed by the ARB Board to make sure everything is in compliance with the Overlook Bay Architectural Guidelines plus State & local building code.

Old Business:

1. Jack Koenig discussed the possible purchase of a 4-wheel Gator type vehicle for use in the development. Currently, we are using an owner's vehicle for weed eating and spraying activities and we are putting a lot of usage on that vehicle. Jack has researched options for a vehicle. He presented a pitch for a 4-wheel drive, gas powered Gator type vehicle with mesh net doors and fender guards that he could provide for about \$13,000. There was extensive discussion regarding the vehicle, after which Tom Gill stated that he felt it would be a good vehicle and, along with several other members of the board, felt we should go ahead and vote on the purchase. A motion was made to make the purchase which was seconded and unanimously approved.
2. Working with G. Scott Roy (Horticulturist), on the front entrance, was discussed. Scott did an excellent job getting the front entrance area under control and presentable last year. We still need a quote from him for the 2 or 3 times a year maintenance work on the landscape area and we want to get a quote to have some summer plantings put in. A motion was made to have Phill work with Scott to arrange for the maintenance work and the summer plantings. The motion was seconded and approved.
3. We discussed getting some kind of decorative pots for the tops of the pillars at the front entrance. Tom is going to try and get some picture ideas on suitable pots and will work with Lisa on ideas.
4. Ken Taylor provided a status on our work with the lawyers. Several of the board members have provided comments to assist in the clarification of the Overlook Bay Association documents to prepare them for review by our lawyer. Due to additional requests by Blake Michaels, our input to the lawyers is being delayed from 1 June to 1 July. Ken has copies of all the comments provided except those by Bill Yri. He will look in his file for those comments so they can be included in the evaluation. Concerning Blake's request for document copies, given that his lawyer had all the association files for so long so that copies of any desired documents could be made, we will only provide copies of current documents in response to the request for information. Our legal firm has indicated that Preston Hawkins is taking over as our acting attorney. Given some of the confusion that has come up concerning who is speaking with our lawyers and the fact that all communications are billable hours, Phill made a motion that we have a single point of contact with the legal firm and that person be Ken. That motion was seconded and unanimously approved.
5. Phill discussed the status of the asphalt work on the Boat Dock roadway to the Boat Dock Ramp. The contract made with (Willis Paving Inc. Owner Todd Willis) last winter says he should be within weeks now of getting his equipment out to do that work.
6. Bill Yri brought up repairing the gap in the dock deck (which is a serious liability issue) and getting the improved hinges installed. Phill agreed to review those areas with Bill

when Phill returns to Overlook Bay. We need to get work started on both these areas before we get into the full summer season.

7. Bill Yri brought up another semi-new issue for the development. We have KUDZU growing in several areas now. Regardless of whose property it is on, we cannot let it get a firm hold in the development and take over. Board members who are able will look over the areas where it is becoming a problem and determine an action plan to attack it as an Association problem.

As time came to adjourn, Phill discussed the need to meet about every two weeks over the coming months so that we can stay on top of these issues and prepare for the fall meeting and election. Everyone agreed this would be a good idea. A schedule will be developed.

A call to adjourn was made at 9:40 pm which was seconded and approved.

Respectfully submitted,

Bill Yri (S)