

**Minutes of 1996 Annual Meeting**  
**Southwind Shores, Section II, Property Owners Association, Inc.**

Pursuant to written notice, the annual meeting of Southwind Shores, Section II, Property Owners Association, Inc., was held on June 15, 1996, at 10:00 a.m., at the Community Common Area.

A quorum being present, the meeting was called to order by Art Klotz, President of the Association's Board of Directors. The agenda was read, as well as the minutes from the 1995 annual meeting.

Questions posed: Do by-law amendments affect lot owners who had purchased property prior to recorded amendments? Clarification: Lot owners who had recorded deeds prior to by-law amendments were grandfathered regarding any square footage increase. Upon motion made, seconded and unanimously carried, it was resolved that the covenants and by-laws be amended to clarify this, and that action be taken to have the amendment prepared and recorded.

The Board requested Realty agent Loretta Kelly to inform the Board of any lot sales to be sure that the information was current.

Sandra Richardson, Treasurer, read the Treasurer's Report including the proposed budget for 1996-1997. Upon motion made, seconded and carried the budget was accepted. The next matter to come before the meeting related to property owners paying their dues on time. They were reminded that dues not being paid when due were an added expense for the Association. Clarified owners obligation regarding dues payment.

**Old Business:**

Common Area Security: Brad Richardson reported he had no response on gate inquiries. Motion made to install swing gate or 6x6 posts with chain at an estimated cost of \$250-\$300, with non-duplicable keys to owners that are current on their dues. Motion seconded and carried. Loretta Kelly requested lockbox on gate for agents to have access.

Entrance lighting: Will County put light at Common Area? Need to check on cost. Need No Trespassing sign for dock stating violators will be towed. Need to check on prices for lighting at entrance.

**New Business:**

Landscaping: Discussion was conducted regarding the upkeep and maintenance needed to maintain entrance. The Marlowe's suggested that the members can volunteer a day working on the landscaping or each person can buy their way out of the work and the money would go toward paying someone to maintain it. More details needed.

No Wake Buoys: Discussion was conducted regarding the necessity of no wake buoys and all decided against.

Reminders to keep lots mowed.

Camping against Spotsylvania County ordinance as well as By-laws

Send out letter in February reminding that Elections are next year and dues are due by March 1.

No further matters to come before the meeting, on motion made, seconded and carried, the meeting was adjourned.