

MINUTES OF 2004 ANNUAL MEETING
SOUTHWIND SHORES, SECTION II, PROPERTY OWNERS ASSOCIATION, INC.

The annual meeting of the Southwind Shores, Section II, Property Owner's Association, Inc. was held on Saturday, June 19, 2004, at 9:00 A.M. in the Common Area.

The meeting was called to order by Bob Hargis, President of the Association's Board of Directors. Also in attendance, Brad Richardson Vice President, Don Burrige Treasurer, George Franklin Chairman of the Environmental Committee and Rosanne Chandlee Secretary.

The Secretary read the minutes of the 2003 meeting. The minutes were approved as read.

The purpose of this meeting is to up-date the membership on the BOD's activities, approve the up-coming budget for 2004- 2005, listen to BOD's suggestions of how to improve our community and in turn listen to the suggestions of the membership and any questions they may have on activities of the BOD this year.

PRESIDENT'S REPORT:

There are presently 56 lots in SWS. 51 families own those lots. There are 36 water-front lots and 20 off-water lots. There are 32 homes built on the off water lots. There are 7 complete houses and 1 house under construction on the off- water lots.. This leaves 12 vacant lots in the community. There are 15 full time residents who watch out for the entire community and we thank them for helping keep our community safe.

The BOD held five meetings this year. In accordance with Title 55 of Virginia state law, the minutes are available upon request. If you are interested in attending a BOD meeting, please notify Rosanne Chandlee and she will inform you of the next scheduled meeting. You are all welcome.

1. Projects and Inspections:

A. Beach construction in the Common Area:

Most materials were donated. The only money spent was on buying sand. The following donations were made by our neighbors:

- | | |
|-----------------------------|-----------------------|
| 1. Chris and Debbie Schuldt | Timber |
| 2. Bob Hargis | Ground cover and rope |
| 3. Bodie and Michelle Call | Volley ball and poles |
| 4. George Franklin | Volley ball net |
| 5. Chris and Debbie Schuldt | Horseshoe pit stakes |

6. George Franklin
7. Tim and Betsy Briggs

Horseshoes
Spikes

B. Other Projects:

1. The "surround" for the Port-o-Potty was built with the help of Bob Hargis, Jim Chandlee, Don Burrige, Bodie and Michelle Call, Chris Worthington, George Franklin, and Brad Richardson.
2. Shrubs at the entrance to the Common area were trimmed by Jim and Rosanne Chandlee and Don Burrige.
3. Bob Hargis and Don Burrige installed the hand rail for the steps leading into the water at the beach area. Chris Schuldt donated materials and George Franklin donated the bolts.
4. Bob Hargis and Don Burrige replaced loose nails on the dock with screws.
5. The signs at the front entrance repaired and painted by Don Burrige.
6. Shrubs at the front entrance were planted by a contractor.

President Hargis expressed his, and the Board's appreciation, to all who contributed time and effort to improve our beautiful surroundings.

C. Boat Ramp:

There are two problems with the ramp: (1). The asphalt is beginning to "alligator" and (2). gravel is being "blown out" by boats taking off from the ramp. Both problems will be addressed in the next couple of months with volunteer labor.

D. Underwater Inspection of the Docks:

Chris Schuldt conducted an underwater inspection of the dock pilings after it had been brought to our attention that some of them were spliced. In fact, the inspection found only one at the very end of the dock which was spliced. The majority of the ones that support the dock are driven into the ground which leaves us in better shape then we had originally thought.

VICE PRESIDENT'S REPORT:

1. The dog situation has gotten much better. If you have a problem, notify Animal Control.
2. At our request the State Road's Maintenance Department patched a low spot on Lake Pointe

Drive. The original patch did not correct the problem and we requested additional repairs. The job is now completed to our satisfaction.

3. Due to the fact that we have many power outages in this area it was suggested that owners may want to consider giving full-time residents access to their houses, especially if you have a freezer. This will allow those who have generators to take care of any emergencies that may occur.

4. In the last several months there have been two fires in adjoining communities. On both occasions it was necessary for the Fire Department to use the dry fire hydrant in our Common Area. For our protection and the protection of our neighbors, we request that you do not block access to this hydrant and park only in the assigned parking area by the pavilion.

5. It is important that we all keep our eyes open to what is going on in the neighborhood, especially around houses that are being built or people are vacating. This will prevent robberies like the one that occurred nearby where thieves removed the entire contents of a home being vacated under the pretense that they were helping the owner move.

SECRETARY'S REPORT:

1. It is vital to the well being of the community that we all realize and appreciate the importance of communication. We want you to come to the BOD with suggestion, ideas, and even comments. The more we communicate, the better our community will be. We need and expect your input and we hope you expect that of us too.

2. If you are moving or if you are a newcomer, please advise us of your situation so that we update the membership list.

3. If you are moving please return your key to the Common Area gate. If you are new to SWS, you may obtain a key to the Common Area gate for \$10.00.

4. For non-residents moving to a new permanent residence, changing phone numbers, etc. please advise the Secretary of this new information as soon as possible.

TREASURERS'S REPORT:

The proposed budget was presented to the membership. It was noted from the floor that the 04-05 budget included a carry over of \$200 from the 02-03 budget for BOD compensation. This was incorrect as although there was a \$200 surplus in the 02-03 BOD compensation line, those monies were used to cover shortfalls in other areas. Therefore the amount of \$1,400 for BOD compensation was increased to \$1,600 and the total budget increased from \$7,150 to \$7,350. (Note: A copy of the corrected budget has since been sent to all members)

Following a report by the treasurer that the current dues of \$100 did not cover rising association costs, there was a motion for a "special \$100 assessment" for the next three years. The motion

was approved. Therefore members will be assessed as follows:

Waterfront property owners:

Dues: \$100

Special Assessment: \$100

Sinking fund: \$18.57

Total: \$ 218.57

Off-water property owners:

Dues: \$100

Special Assessment: \$100

Sinking fund: \$66.57

Total: \$266.57

ENVIRONMENTAL COMMITTEE CHAIRMAN REPORT:

1. Several people have inquired on how to turn the lights on at the SWS entrance following a storm or other power outages. Mr. Franklin suggested they reset the circuit breaker located behind the bushes or contact him.

2. The Chairman also reminded the membership that:

a. 21 days prior to building a new home or making additions to an existing dwelling, owners must submit two sets of plans, a sample of siding and shingles, and a site plan to the BOD for approval .

b. It is the responsibility of the last person to leave the Common Area to lock the security gate.

c. If you have guests that will be using the Common Area facilities, you must be at your home in SWS. However, if you are renting your home, renters are welcome to use the facilities.

d. The Common Area and pavilion use is on a first come, first serve basis.

OLD BUSINESS:

There was a suggestion from the floor that we check into see if Board Members are covered by our present insurance policy. The President took this as an Action Item. (Note: Since the meeting it was determined that the Board is covered by the policy at no extra cost.)

NEW BUSINESS:

1. Proposal for Dock Improvement:

The President suggested that a meeting be held for off-water property owners only to discuss if

they would like to have the dock improvements done at their own expense. Before any decisions are made, it will be brought before the general membership for approval.

2. Screening of Pavilion:

The pros and cons of the matter were discussed . A motion was made to table the matter until a later date. The motion was carried.

ADJOURNMENT:

A motion was made and seconded to adjourn. The motion was approved and the meeting adjourned at 10:45 AM. The meeting was followed by a picnic.

Respectfully submitted,

Rosanne Chandlee
Secretary