

MINUTES OF THE 2007 ANNUAL MEETING
SOUTHWIND SHORES, SECTION II
PROPERTY OWNERS ASSOCIATION, INC.

The annual General Meeting of the SOUTHWIND SHORES II PROPERTY OWNERS ASSOCIATION was held on June 16, 2007 at 10:00 in the Common Area pavilion. Four members of the BOD were present: Bob Hargis, Rosanne Chandlee, Don Burrige, and George Sutorka. The Vice-President's position is vacant at this time.

Copies of the minutes from our last annual (2006) meeting were sent to each member prior to the meeting. Therefore, the President called for a motion approving the minutes. The motion was made, seconded and carried.

Bob noted that Captain Eric Lansky, Chief, Chancellor Fire and Rescue Department had been invited to speak at the meeting but was unable to attend. Bob reminded the membership the important role this organization plays in community safety and urged us to support their work whether by donations or by volunteering.

Bob also said that Mr. T.C. Waddy, Supervisor for the Livingston District was currently running for re-election and had also been invited to the meeting. Unfortunately, he also was unable to attend. Having him here in person would have been a great opportunity to ask questions about road repairs in SWSII and other topics concerning Spotsylvania County.

BOARD OF DIRECTORS REPORTS:

1. PRESIDENT:

We presently have 56 lots; 36 waterfront and 20 off water. 46 homes have been built in the sub division leaving us with 2 vacant waterfront and 8 vacant off water lots.

Bob expressed his thanks to Randy Daniels for taking the initiative to weed and landscape the front entrance. It's a real improvement.

He also reviewed the following Board accomplishments this past year:

- A. The timely collection of all dues (including the Sinking Fund).
- B. Initiated corrective actions concerning lawn mowing.
- C. Replaced lighting and sensors at entrance to the development.
- D. Completed the following work in the Common Area:
 - a. Installed Rip Rap along the sea wall.

- b. Caulked cracks in the driveway.
- c. Removed debris.
- d. Cleaned the beach area.
- e. Trimmed bushes.
- f. Replaced warped boards on boat ramp.
- g. Repaired picnic tables.
- h. Inspected boat ramp docks.

2. VICE PRESIDENT:

As the Vice-Presidents position has not yet been filled, Bob mentioned a few items that are included in the responsibilities of this office:

- A. Ensure members and guests drive responsibly.
- B. Neighborhood watch. (We had one case of breaking and entering. Nothing was taken)

3. SECRETARY:

- A. Read a note from Diane Hunt³ thanking us for a tree we gave her in honor of her sister who recently passed away.
- B. Thanked everyone who has helped keep our community beautiful, especially those people who were part of this years Work Party.

4. TREASURER:

Don Burridge reported the final figures for 2006 and submitted the proposed 2007 budget for review and approval. (See attached) The financial report was approved as submitted. He also noted that the "special assessment" approved three years ago to bolster association assets ended on May 31, 2006. He recommended continuing the \$100 fee for another three years. Following a short discussion the membership approved a one year extension. The Treasurer will provide his recommendations on any further extensions of the "special assessment" at the 2008 meeting.

5. ENVIRONMENTAL COMM CHAIRMAN:

Noted that everyone is keeping their lawns mowed in accordance with the association Covenants.

NEW BUSINESS:

It was noted that there appear to be more snakes in the area than usual and it was suggested that we have a Fall Clean Up to help alleviate the problem. All members agreed.

ELECTIONS: (new BOD)

A slate of five candidates was presented to the membership: Warren Preston, Bethanne Gillette, John Willus, Chris Schuldt, and Don Burrige. There were no additional nominations from the floor. With only five candidates running to fill the five open positions a motion was made, seconded, and approved to accept the slate as presented. The elected board will determine at a later date the positions each individual will assume.

A motion was made at 11:15 to adjourn The motion was carried.

Our annual picnic followed.

Respectfully submitted

Rosanne Chandlee,
Secretary