

## SOUTHWIND SHORES II P.O.A. ANNUAL MEETING MINUTES

June 8, 2024

The meeting was called to order by Teresa Jescovitch at 11:00am.

We had 28 lots in attendance. There were two proxies received prior to the meeting. There were two board positions on the ballot. Running was Tom Ronksley. George Tsoukleris nominated Scott Shick, from the floor. Scott agreed and a motion was made to add Scott Shick to the ballot. The ballot was unanimously approved by a show of hands. A thank you went out to Maryann Ptaszniak for her two years' service and also to Mike Fennessy for all the work he does as the Environmental Control chair.

**President Report** submitted by Teresa Jescovitch. Maryann's and Mike's reports were combined by Teresa given they could not attend today's meeting. All homeowners present should update their information on the contact list. Jeana & Gordon Foster from Lot #65 and Robert & Jean Vogler from Lot #60 were welcomed to the community. Seven construction application forms were approved. Mike Fennessy replaced the flag pole light that was broken. The Fall and Spring common area clean ups went well and we had several helpful volunteers. One new rental has been approved. We have 4 approved rentals as of June 8, 2024. The common area drain field inspection was conducted this year and is due for inspection again in 2027. All homeowners will receive an updated contact list after today; so please let Marty know if you have any updates asap. Our community has a private Facebook group. Please send Tom Ronksley an email if you would like to join the group. There are 15 lots who have not joined.

**Treasurer Report** submitted by Tom Ronksley

All three financial reports were passed out to the meeting attendees. We are within budget. Interest income is ahead of budgeted estimates. All dues have been paid, our income exceeded all expenses and we have money in the bank.

The next bi-annual audit is due in 2025.

Presented the Budget for June 1, 2024-May 31, 2025

Presented the Income and Expense Report for June 2023 through May 2024.

Presented the Balance Sheet, as of May 31, 2024.

The storm water inspection fee of \$550.00 was allocated to the contingency fund.

Looking ahead, we will not have enough income to pay our bills; especially if interest rates from our interest income declines. So, we need to be considering what to do about the annual dues. It will probably be happening in about 4 or 5 years. There was a suggestion to invest in 5-year CDs to lock in current interest rates, however, Tom mentioned it's too long of a period to lock up our funds when we're probably looking at replacing the shingles on the pavilion and the dock repair. It would be a risky approach to lock the money up for more than one year because we just don't know what's out in the future.

### **Old Business**

The Pavilion posts have been repaired and will be stained this Fall with volunteer help. Please contact Tom Ronksley if you would like to help him with staining.

We have two new picnic tables at the beach area.

We will continue using volunteers to help with sanding and staining the old picnic tables.

## **New Business**

Teresa is a member of the Lake Anna Civic Association (LACA) which has 900 members and has been attending their presidential council meetings to learn what concerns other subdivisions are having from around the lake. They generally help us out with ideas. They also preserve & protect the water of Lake Anna. Anyone may join on-line. If you purchase a 3 year membership fee for \$28, you will be entitled to a free 911 sign to post on your boat dock. Our community dock has one if you ever need to call in an emergency situation from the water. LACA monitors the water quality four times per year by 70 volunteers. Lake Anna advisory is monitoring Terry's run with bacteria pods. We are invited to have them placed on our buoys if we want to. The board will vote on whether or not to approve attaching the bacteria pods to our buoys. They are also using barley hay for Fisherman's Cove as they are trying to be proactive and prevent algae growth. There was also discussion in reference to Spotsylvania County looking into adopting what Louisa County has passed in January 20024 for short term rentals. Short term rentals are limited to the capacity permitted in the Virginia Department of Health septic permit & you must limit your bedrooms at what is defined in the building code of VA. If you have a short-term rental, you must prohibit event rentals, adhere to VDH regulations, provide contact information and to register & pay occupancy tax. A Spotsylvania County (Lake Anna) survey went out last year and the results are that people want to see more recreational facilities, more commercial & retail spaces & urgent care services, fix 208 traffic, add biking infrastructure and to limit short term rentals.

The solar lights were damaged at the community entrance. The board will be looking into the cost of replacing them.

The board and community need to be thinking about replacing the pavilion roof shingles in the near future. It was built in 2004. The board will look into having contractors examine the shingles for a time line.

The board and community need to look into our boat slips in the future. We should widen each boat slip to the 10-foot standard to be fair. We have one estimate for \$7500. That estimate does not include removing and replacing the boats lifts and only widens two slips. The common area boat slips were built in 2004 and were cosmetically updated in 2015 with resurfacing and did not fix underneath. How many more years do we have before we must look at the main construction that's in the water? Is there anyone qualified to evaluate it?

Damian suggested for the board to consider floating docks in the future as they would probably be a lot less expensive and easier to install or even adjust in the future. There are floating docks which are ADA approved. There are a lot of issues to be addressed if/when replacing existing pylons as it disturbs the floor bed and the boat lifts. Unfortunately, there are also former pylons under the surface that were just cut off below the waterline and they create hazards for boat hulls.

In light of the dock repair/replacement topic and after receiving quotes; Sharon Boivin suggested the board consider implementing smaller/moderate increases to the annual dues assessment rather than a huge one-time assessment for the dock repair/replacement project.

Concerns were also voiced regarding the standard width size of new lifts as one of our neighbors learned recently the new lifts can be 11 feet wide and deeper than the version currently in place.

Pete Hoene inquired as to who repaired the pavilion. George Payne of Custom Concrete Construction and Designs , LLC, was the contractor.

Hank Mycko asked about the No Wake Surfing topic. Teresa reported the LACA is considering implementing a lake-wide no wake surfing policy in areas that are under 500 feet across and shallower than 20 feet deep. If they implement this regulation; we would be able to remove our buoys. This would be a significant savings to our community as we generally spend over \$500 to repair our buoys. We usually have to repair one per year.

Hank Mycko and Laura Preston mentioned the steps into the lake need to be discussed as there are a number of safety reasons for either repairing or replacing them. The list of concerns voiced by the attendees included: treads, nails, and height. Linda Mycko also requested a double handrail be added when the steps are repaired/replaced. There was general agreement the steps need attention.

Jeanette Marlowe identified trees are overhanging the main road and asked everyone to be sensitive to the need to prune them back as needed.

Hank Mycko requested the board share meeting minutes after each board meeting. Teresa mentioned the previous minutes are made available at each board meeting.

Sharon Boivin and Hank Mycko thanked Teresa and the board for their service to the SWS II community.

**Adjournment:** The meeting was adjourned at 11:40am when Linda Mycko made the motion and Kathy Grantz seconded.

Everyone was invited to enjoy the food catered by Country Boys BBQ of Louisa and provided by the board.

Respectively Submitted,

Marty Wade, Secretary

Teresa Jescovitch, President