

**SOUTHWIND SHORES II P.O.A. ANNUAL BOARD MEETING**

**June 14, 2025**

Board: Mike Fennessy, Teresa Jescovitch, Tom Ronksley, Scott Shick, Marty Wade

The meeting was called to order by Teresa Jescovitch at 11:01 a.m.

**President Report** submitted by Teresa Jescovitch

Six percent of the residents answered the porta-potty survey and concluded there will be no change to the porta-potty contract. We had one listing for sale in January. It went under contract this week and the disclosure packet has been sent. The Board has increased the POA packet charge to \$150 to match what other Lake Anna subdivisions are charging. The new POA packet takes quite a bit of time to assemble. We have one new short-term rental application this year, five short-term rental applications on file and possibly three more that have not applied which means 14% of our homes are short-term rentals. It appears that we may be losing another maple tree in the common area, we should keep an eye on that. Check your front properties to see if there are tree limbs growing over the main road and need to be trimmed. Thank you to the Shipe's for trimming their border trees back from the common area driveway. Thank you to Scott for bush hogging the common area undergrowth. Thank you to Mike and Warren for all the common area upkeep this year. Four dead bushes and poison ivy were removed from around the main entrance signs. Please feel free to remove water reeds from the designated swimming area and boat docks. The "Lake Meade" road sign was missing and has been recently replaced by Spotsylvania County. Teresa attended the May 9th LACA meeting and shared brochures of who LACA is. She also encouraged homeowners to join LACA. LACA will be conducting a survey this June to determine issues that are important to Lake Anna residents. LACA is working with farmers by planting trees to help buffer and prevent runoff of chemicals and fertilizers from entering Lake Anna waters. Dominion Power reported moving ahead with installing one to four Small Modular Nuclear (SMR) Reactors instead of one big unit. LACA is collecting old swim mats in order to create floating wetlands to place in small coves. This floating wetland needs 4 layers. Please keep our common area clean. Someone recently used the grill and did not clean up afterwards. The horseshoes were left out in the rain and trash being found on the lawn. Teresa created a new spreadsheet for the Board that depicts expenditures from 1995 to present day (2025).

**Vice President Report** submitted by Scott Shick

No report

**Secretary Report** submitted by Marty Wade

No report

**Treasurer Report** submitted by Tom Ronksley

Tom indicated the association had a good year and income exceeded our expenses. He noted there is a Virginia Property Owners Reserve Act requirement to keep \$25K in reserve and the remaining amount must cover quite a bit of assets that are 25 to 30 years old and will need repair or even possibly replacement soon. For example; the boat docks, seawall, pavilion, and common area pavement. He

shared the June 2024 through May 2025 Income and Expense Report, the Balance Sheet as of May 31, 2025, and the Budget plan for 2025-2026. All homeowners have submitted their membership dues.

-Mona Tsoukleris made a motion to move all donations to the Lake Anna Civic Association (LACA) to support LACA membership for all board members. Laura Preston second. All members voted in favor of the motion to move the donation line item.

-John Willis made a motion to approve the 2025/2026 budget presented by Tom Ronksley and Warren Preston 2<sup>nd</sup> the motion. All members voted in favor of the motion to approve the budget.

#### **Environmental Report** submitted by Mike Fennessy

Mike indicated it has been a relatively busy year for the community. Twenty-three construction applications were submitted. We've had garages, pergolas, driveways, and a couple of new roofs. He pointed out conditions where Board approval is required. There have also been quite a few trees cut down. Mike pointed out our covenants do address tree cutting and does require Board approval. Dominion Power also has some requirements as they do have concerns regarding erosion. Any homeowner who desires to cut down a tree must contact the Environmental Chair and possibly Dominion Power. Unfortunately, there have been some homeowners proceeding without construction approvals. It usually only takes the Board a day or two to consider the request. Please submit the applications first so the Board can work with you. We had a good Fall cleaning day as many homeowners turned out to clear out overgrown bushes, water weeds around the boat ramp and guest dock, and stained the pavilion posts. The privacy wall for the porta-potty was repaired by Mike and Warren as it was damaged in a wind storm. The dock solar light batteries were replaced, however, seven still do not work and will need to be replaced. Tom obtained Dominion Power's approval to remove the water weeds this summer. The common area flag pole and American flag were replaced, thank you Tom and Mike for the donation. The beach steps were repaired. Boaters keep hitting our buoys and unfortunately the solar lights get lost. Fortunately, three of our homeowners have found them near their docks and turned them in to Mike. The boat ramp seawall was damaged recently when a boat owner ran into it.

#### **Old Business**

Boat dock builders were contacted. This information will be forwarded to the new Board. The new Board will need to further address the dock issues as they are not all conforming to the 20 foot width and the pilings are beginning to lean. It was suggested to take off the Trex boards and save them for the new build.

Our picnic tables need to be sanded and stained.

#### **New Business**

-Mike Fennessy made a motion to replace the dock solar lights that are not working. George Tsoukleris second the motion. Everyone voted in favor and Mike indicated he would take care of this.

-Mike Fennessy made a motion to install new solar lights at the main entrance signs. George Tsoukleris seconded the motion. Five voted against, motion passed. Mike agreed to take care of buying and installing them at the cost of \$300.

-In the common area, the top boards of the sea wall need attention. Everyone agreed this can be done at fall clean-up day and possibly with donated treated deck boards from homeowners. All homeowners were in favor of getting this done during this budget year.

-There are currently 21 full-time residents or 38% and 34 part-time residents or 61%. Homeowners do not need to be full time to run for the Board given this day and age of technology and the ability to work with everyone online. Three Board positions were vacated by outgoing members Mike Fennessy, Teresa Jescovitch and Mary Wade. Three residents ran to fill their positions and by unanimous vote; Don Clark, Gary Easton and Don Fronczak were voted in for a two-year term.

-A request was made to please keep your pets on leashes.

-Tim Coleman identified the "Rock" buoy has been removed by his boat dock and needs to be replaced due to safety concerns. The rock pile off his property is only 1.5 feet deep and 80 feet away from his shoreline. Laura Preston agreed to call LACA about getting the buoy replaced.

-Members identified to the incoming Board that the common area boat ramp may need repair as it is uneven and axles drop unevenly when backing up into the lake.

A motion was made to adjourn at 12:05 p.m.

42 homeowners attended the meeting and 5 proxies were submitted. 29 properties were represented.

All were invited to a picnic lunch held after the meeting.