

Minute of the Meeting
Southwind Shores II Board of Directors
February 18, 2006

Present: Bob Hargis, Frank Connors, Don Burrige, Roseanne Chandlee, George Sutorka

Board President Bob Hargis called the meeting to order at 12:00 P.M.

Bob update the other members on various events that taken place over the past few months:

1. Replacement of two decking boards on the community dock
2. Placed addition gravel along the sea wall
3. Asked Chris Schuldt to move the large trailer parked in his drive next to the facing onto Lake Pointe Drive – trailer was removed.
4. Assisted Don in finding the name of the new owners for lot #28 – New owners were identified
5. Approval letter mailed to Chandlee's approving their gazebo
6. Approval letter mailed to Mr. Hine (Lot #28)
7. Inspected the construction on Lot #28 and observed the construction stakes were only sixteen feet from the rear of the property line. The covenants require a thirty- foot off set. Further, investigation reveled the original deed allowed for only a ten foot.
8. Received and distributed Franks's letter concerning ATV's

Members selected the third Saturday in June as the date for the Annual meeting (June 17, 2006 @ 10 a.m.) It was decided that two letters would be sent to the property owners the first announcing the meeting and asking for items or suggestions for the agenda including any Covenants changes. The second letter would also announce the meeting and include any agenda items received from the general membership. The deadline date for mailing the second letter was set at no less than thirty days prior to the Annual Meeting and no more than forty days (on or about May 8th).

Bob mentioned there the asphalt in the common area has several large cracks and will need attention. He asked that Board members take a look at the problem and suggested , after the weather breaks, we could form a small work party to fill the cracks with asphalt caulking. Additionally, Bob asked if Don could get an estimate of what it would cost if and when we had to re-pave the common area.

Don updated the Board on the payment of dues advising that there were currently 24 property owners who had not paid (Note: Dues were not due until March 1st).

Don update the current financial situation advising that there was \$47,07.17 on hand.

Don presented the Board with a work sheet that highlighted the Associations financial situation and then went on to explain his work product. This prompted a general discussion of budging between all Board members to include the \$3,500.00 that has never been deducted from our checking account. Monies paid for the construction of the Seawall.

Frank asked if the sinking fund monies could be used for power washing or staining the dock. Bob explained that the sinking fund was monies for the dock and "yes" you could use the sinking fund for maintenance but you would be reducing the funds available for replacement. A brief discussion ensued regarding members of the board getting together and power washing the dock – no decisions were made.

Don asked that we look over his (draft) budget prior to the next meeting.

Frank took the lead in discussing the ATV incident that had occurred the past Sunday during the snow. He stated he was not an eye- witness but did witness the "donuts" in the snow. He felt that if we didn't make some acknowledgement of the situation it could get worse over the summer time. Don mentioned that his wife had witnessed Chris(Schuldt) riding an ATV with a snowplow on the front plowing the cul-de-sac. George mentioned that he had observed the ATVs riding on the road (Lake Pointe Drive) just north of the common area. It was decided that the board would include a flier in the next mailing entitled the "Pillars of neighborhood living" endorsing good citizenship.

It was decided and agreed that the Boards first step would be to ask for compliance.

The Board discussed, in detail, the covenants dealing with ATV's (Section 6.4, page 8) and offensive activity (Section 6.8, page 9).

Frank, referring to the flier on "Pillars of Neighborhood living," advised that he liked the idea and felt we should address it at the annual meeting. Bob asked and Frank agreed to address the issue at the annual meeting. All the Board members agreed that it should be addressed at the annual meeting. Don felt that a personal touch was better than letter writing campaign.

Frank asked the question: Does there come a time when we set down and re-write the Covenants? Bob acknowledged that there are some antiquated sections in the covenants. He stated that the first of the two letters, announcing the Annual Meeting, will ask each member of the association to submit suggestions for covenant changes to the Board prior to the annual meeting.

Bob, also, advised a proxy form should be included in the mailings. Frank advised that he has seen advertisements of the Annual Meeting but he has never been offered a proxy (which he felt was a great idea). It was agreed a proxy form was a good idea and sample forms were reviewed (both Frank and Bob had examples). Rosanne advised she had proxies on file that were used in past meetings – advising they were just hand written.

Frank advised that if some people got proxies and others didn't that that wasn't right. Bob stated "form proxies" had not been provided in the past. Individuals had filed proxies on their own using various handwritten formats. It was agreed sending "Form Proxies" was a good idea and should be included in the mailing for the annual meeting.

Don initiated a discussion concerning what can happen when an Association gets involved in court litigation of various issues. He referenced the Virginia "Flag Case." Additionally he provided a brief history of dealings with individuals in our development.

The meeting was adjourned. 1 PM