

PBPOA Board Meeting March 26, 2022

In attendance:

Andy Saul President, Wayne Acklen Vice President, Lee Rohrer Treasurer, Helen Brown Secretary, Darla Gray Member-at-Large

Absent were Nathan Hill and Linda Curran, Members-at-Large

Also present were property owners Patrick O'Neal, Ross Cheek and Bo Goodson.

Patrick O'Neal asked to address the Board concerning documents that Lee has worked on regarding limiting PBPOA's liability and short-term renters using the community owned boat ramp, pier and parking lot. At the last General Meeting in June 2021 he had suggested this be done and he is now working with Lee on a draft of a document that can be presented to the members of PBPOA at the General meeting in June.

Ross Cheek voiced concerns regarding non-paying members using the facilities of Outlot A. Lee reported that due to our increased efforts to collect, only a few Property Owners do not pay dues now and to his knowledge none of these have keys and use the facilities.

Bo Goodson expressed his concern regarding the number of people who continue to speed through the neighborhood. He is especially concerned for the small children across from him who play outside and use riding toys in the street. Discussion took place about what could be done. It seems the biggest culprits are construction workers or service trucks. Lee explained that speed bumps are not an option as our streets are not privately owned and the county will not place them. Suggestions were to obtain "Children Playing" A-frame signs and place them randomly, or to try to talk to the various Services or construction crews, or to ask the Property Owners to address this with the crews they have hired and to remind all property owners to slow down.

Andy then called the Board Meeting to order.

Financial Report: Lee presented financial update. See attached.

Old Business:

- Parking Lot Trees- Tree work has been completed along the edge of the parking lot and in the cemetery except the debris has not been cleaned up yet. Darla contacted the owner of J&C Tree Experts LLC and they will complete the clean up at the first of next week. Any additional trees that need to be addressed will be budgeted for the upcoming fiscal year.
- Parking Lot and Unregistered Items- There are still 3 or 4 items on the parking lot that have been stored over the winter that do not have updated stickers. The owners of these items will be contacted and Andy will send out

an email to all members reminding them that all items stored need to either have a parking sticker or a Guest Pass.

- Short Term Rental liability issues-Further discussion took place regarding the changes to Appendix C PBPOA Short Term Rules, Regulations, and Agreement that Lee and Patrick are working on. Suggestions were made that included expanding the current Waiver Of Liability form that all owners must sign when storing items on the parking lot to include more extensive liability release that could also cover guests who use any of the common areas. Wayne suggested that perhaps these could be worked into a single document. Current plan would be to have this ready for this coming summer season.
- Short Term Rental of interior lots regarding boat ramp, pier concerns- Discussion took place regarding potential issues that could arise should more interior lots go to STR. The issues discussed were: wear and tear on the boat ramp, congestion at the boat ramp both with swimmers and boats, increased liability issues. Ideas included charging a fee for use by rental units or not allowing short-term renters to have access to the facilities. Any decisions would have to be voted on at the General Meeting.

New Business:

- Members' concerns: Andy had sent out an email asking all members if they had concerns they wanted the Board to address. Responses he received were from Robert Chaney who is concerned regarding short-term rental use of boat ramp facilities. This was discussed previously and Darla will clarify his specific concern. Steve Burton asked if there is any update to increased dock space availability. There has been no action forward on this issue. Ross Cheek expressed concern re: how slippery the boat ramp is when launching a boat. Lee will order a sign to alert users of this.
- Shoreline erosion- Helen reported that the strip of Outlot A in front of lots 27-31 has continued to erode due to the increase in boat traffic, especially wake boats. The path along lot 27 is in danger of eroding away. An estimate for riprap just for the 70 feet in front of lot 27 was \$10,000. Wayne reported there are areas of erosion along the south side of Outlot A where the boat docks are that could be dangerous. He will mark those.
- Spring Clean Up Date- This was set for May 21, 2022. This will be the weekend before Memorial Day. The May Board meeting will be held on that day also.
- Annual General Meeting and Picnic- This date was set for June 25. Lee has reserved the pavilion at Winchester Park.
- Board Selection Candidates- the terms of the President, Secretary and 1 At Large position are due to expire this year. Andy has agreed to remain on as President if no one else volunteers for this position, Helen will do the same for Secretary. The nominating committee will be contacted regarding filling these positions. The nominating committee as set at the last General Meeting is Dieter Novak, Patrick O'Neal, and Terry Brown.

Respectfully submitted,

Helen Brown, PBPOA Secretary