
Meeting date | time 1/20/2018 9:00 AM | Meeting location *Clubhouse at Foxwood Hills*

Meeting called by:	Beth Patterson - President	Attendees: Directors
	Time: 9:00	Beth Patterson (President)
Type of meeting:	Working Session Meeting	Mike Shaffer (Treasure)
Facilitator:	Beth Patterson - President	Danita Harn (Secretary)
Note taker:	Danita Harn - Secretary	Gray, Hans
		Kristie Martin, Interim GM
		Not Present:
		Steve Moore (Vice President)
		Mark Howard

Calling of meeting to order:

1 – Pledge of Allegiance request, Beth Patterson.

2 – Review of the Agenda, Beth Patterson.

3 – Introduction of new Director, Mark Howard - Not available.

4 – The Lodge – Kevin Kane – Winter is our slow season and they have made changes to maximize cost savings. Encouraged members to support the restaurant and bar to keep revenue coming in – it is currently 50-75% lower than seasonally normal. Also encouraged the members to voice what they would like to see in regard to menu items, specials, etc. Member said that they are good with private parties reserving the Restaurant for added revenue. Member stated the restaurant is public, lounge is private- Kristie to verify.

5 – Security Update – Bob Jones – Neighborhood Watch update, met with Ginny and Hans and Tom. Ginny will take the lead on RV community communications. We need additional volunteers to assist with covering other areas of the community. Bob reiterated for members to report incidents immediately – “See It. Report It.”. Magnets with Security’s number and general POA business cards were made available for pickup after the meeting. Members were urged to use discretion when posting to social media. Members inquired about properties without power/water and stocking up with water from the comfort stations. Bob has inquired with DHEC and unless children are involved, there are no requirements for power and water. Members stressed their concerns regarding an unsanitary lot; action is being taken by the POA office, but it is a step-by-step process. Both the County Litter Control and ACC are aware and working on the situation. Danita encouraged members to contact their government and Governor’s office for additional resources.

6 – Budget Update - Mike Shaffer – The budget committee meet for 3.5 hours the prior night and scheduled to meet again next week. It was suggested to do a budget review in conjunction with a candidate “Meet and Greet” like last year. The audience seemed in agreement. Member asked if we were close to bankruptcy; it was reported by the Board and GM that we are not near bankruptcy, but we’re not “rolling rich” either. A line item has been

added for the Marketing Committee this year, removed the restaurant fee, and implemented the Hunts Brothers Pizza line item. This year has been a difficult year for the kitchen, but looking forward to a noticeable improvement next year.

7 - Strategic Plan – Beth Patterson – Plan was put in place November 2016 to set first year, five years and ten years goals for the POA. Beth reviewed the items already accomplished and items in process. Emphasis was placed on what an impact the Marketing Committee has had their first year. All committees have done a wonderful job in supporting the POA and the Strategic Plan. Infrastructure documents are being revised and Board Orientations are a work in progress as we progress through the Strategic Plan. SOPs are being updated by Security and implemented by Maintenance. These will be released when completed. Shortly after the elections, the Board will have another session to update the current Strategic Plan and get member feedback. It is really important to have a plan, so we can see where we do need help.

Member asked when maintenance started and expressed concerns around the winter schedule. Kristie went over the schedule and what the maintenance team has been up to lately. Kristie asked for the members to let her know if members see the something in the common areas.

8 - Members Addressing the Board:

Walter Martindale and Roberta Stackhouse –

- What about dilapidated property and non-compliant lots?
- Is the \$135 assessment going to continue?

Chris Peirce –

- There was a lawsuit paid for \$120,000 and wanted to know how that was handled.

Kelly Rembert –

- In the process of trying to secure two animal necessitation kits for the security vehicles. Total \$201 for both vehicles.

Jackie Hennessey –

- POA rules and regulations. They met with Jenifer and Bob previously; Kristie and Calvin to follow up as this is an ACC issue.

Dan Strickland –

Suggestion to the board – implement an ombudsman to supplement's current processes in communications and reduce the hearsay in the community.

Bob Kennedy –

Requested a sign in book for the bar for a record of who comes in. Bob said he's called the POA a few times but the phones went to the answering machine. Can we look at maybe turning off the machine when staff is here. Look at getting skids for when bad weather happens.

Joe Patterson –

Addressed to the membership the threatening, anonymous letters being sent to the Board members. Danita reminded that people should use the dispute resolution in the bylaws.

Doug Gamber -

Next beautification meeting is February 12, 2018 at 6pm.

The meeting adjourned into Executive Session to for legal consult at approximately 11:02am.

ACTION ITEMS:

Kristie Martin

- Verify if public for restaurant and stipulations regarding the private liquor license in conjunction with the possibility of the public access for the restaurant. Send eBlast with discoveries.
- Discuss with Maintenance how we can secure the comfort stations' outside water sources.

Danita Harn

- Work with the committees to put together a strategy based on whether or not we are public or private to include company holiday parties, etc.

Bob Jones

- Follow up with the Building Inspector regarding power/water requirements for residents and what can be done about the concerned property at Kinston.
- Keep POA updated on approval from Sherriff's office on ability to write tickets.

Recorded by: _____


Danita Harn - Secretary

Presented by: _____


Danita Harn - Secretary

Approved by: _____


Beth Patterson - President