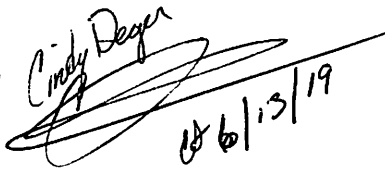


**VOF Board of Directors Meeting 4/11/2019**  
RideOut Elementary School Media Center



The meeting was called to order at 6:00pm by Cindy Deger, President. Present were Cindy Deger, Rebekah Shively, and Diane Branaugh; Kathy Melton represented the CAM Team. A quorum was present.

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**Resident Input:**

A homeowner asked about a letter that she received for Christmas décor and shared that it is an “O” representing her last name. The homeowner also discussed that approval was given for a fence replacement, but she received a violation letter for the height of the fence. The Board will discuss these issues with the homeowner at the conclusion of the meeting.

A homeowner shared that he can provide a bid for the retaining wall on Fireside Drive and beat the other bid that has been received. The Board has requested his license and insurance.

A homeowner disputed a letter received for having hedges that are taller than 5 feet in height.

**Approval of Minutes** – A motion was made by Diane Branaugh to waive the reading and to approve the minutes of the March 14, 2019 Board of Directors meeting. Cindy Deger seconded. None opposed and the motion carried. The minutes will be posted on the community website.

**Financial Review – Kathy Melton, CAM**

Balances as of March 31, 2019:	Operating	\$237,801.06
	P&D Reserves	\$125,832.01
	Gen Reserve	\$ 37,513.62
	B-Walk Reserve	<u>\$ 49,066.05</u>
	Total:	\$450,212.74

The loan balance is currently \$133,626.00.

To date, 89.34% of homeowners have paid their 2019 assessments. Collection letters will be sent in May.

**Old Business:**

**Talk to TLC** – Cindy Deger met with TLC concerning the landscape services. TLC admitted that they have dropped the ball on some issues and will make improvements. There have been good results so far.

**Person that needs to trim hedges back for boats** – A homeowner who needed to trim hedges to provide access for the Lake Doctors boat has completed the project.

**Drainage for washout area on Fireside Dr.** – The matter was tabled and will be put on the agenda for a decision at the May meeting.

**Board Member Recruitment** – The Board is still looking for additional members.

**Police for the summer** – The Board will be scheduling officers for the boardwalk area, especially during holidays and prom season. A suggestion was made to park a CCSO vehicle at the dock area to deter people

from parking there. A suggestion was also made to have a neighborhood BBQ in conjunction with a clean up of the dock area.

**New Business:**

**Pond Review** – Diane Branaugh reported that the ponds are in good shape. There are no issues with algae at this time.

**Gate Issues** – A problem with the gates has been taken care of. Strong winds pushed the gates open and bent one of the arms.

**Pick up and drop off Rideout Elementary School (traffic)** – Residents are still concerned about vehicle traffic during school drop off and pick up times. A suggestion was made to close the gates, or to budget for a patrol officer to deal with the issue. The Board has no enforcement authority.

**ARC** – Several ARC issues were discussed.

- Debris in the gutters and drains – Residents are reminded to refrain from blowing leaves and grass into the gutters as it fills up the drains.
- Trees being cut down – Residents must submit an ARC to cut down trees that are greater than 20 feet in height and have an 8” or greater diameter. Pine trees are excluded from this requirement.
- Hedges – Per the documents, hedges cannot be taller than 5 feet in height. Clarification of the difference between a hedge and a bush will be requested from the attorney.
- Lawns – Residents are reminded to treat their lawns for weeds and to cut/edge their lawns regularly.
- Fences – The maximum height for fences is 6 feet. If you back up to a pond, the fence must be a picket fence and no taller than 4 feet.

**Parking Issues** – Residents are reminded that parking on the street is not allowed. This is a safety issue and will be strictly enforced. If you are having a party, please notify The CAM Team if your guests will have to park on the street.

All business being completed, Cindy Deger made a motion to adjourn. Diane Branaugh seconded. None opposed and the meeting was adjourned at 7:27pm.