***Windemere POA, Inc.***

145 Windemere Isle Road, Statesville, NC 28677, (704) 609-1321

 Chanika Graham, President 704-609-1321

 Tom Simon, Vice President

704-528-7734

 Nelson Blackburn, Secretary 802-249-0943

 Jan Stier, Treasurer 704-528-5484

Minutes – Windemere Annual Meeting 2020

Date, Time & Location:

March 14, 2020, 10:00 a.m. Windemere Clubhouse

Determination of Quorum:

With 133 total property owners/members, we had 65 proxies plus 7 additional that were present and had not submitted a proxy. We had a total of 72 total votes, so the conditions of a quorum were met.

Review of 2019 Annual Meeting Minutes:

A motion was made, seconded and approved to waive the reading of the 2019 Annual Meeting minutes.

Nominating Committee Report:

Nelson Blackburn reported that the Nominating Committee had recommended Barb Schuetz for the position opening on the Board.

Election of New Board Member:

By a vote of those present, combined with proxy votes, Barb Schuetz was elected to the Board.

President’s Report:

Chanika Graham outlined some of the major accomplishments that the Board had worked on this past year. One accomplishment was getting Wi-Fi installed and accessible in and around the clubhouse area. Another accomplishment was the docks/marina survey and a new long-term lease with Duke executed. A third accomplishment was getting the NCDOT to take Habersham Loop and Crofton Court on as State roads

Treasurer’s Report:

Jan Stier went over the 2020 budget and noted that a few areas of the budget are increasing or will increase in the future; some increases mentioned were our Aqua bill, Metrolina and the pool maintenance. While the HOA dues remained the same for 2020, the dock/slip fees will continue to increase as Duke intends to raise what we pay every year until we “catch up” with other similar marinas.

Audit Committee Report:

Ken Jurney reported that the Audit committee had reviewed/audited our treasurer’s records and had found no mistakes or inaccuracies whatsoever.

Ratification of the 2020 budget:

The 2020 budget was unanimously approved by a show of hands and the proxies.

ACC Committee:

Bill Stier reported that not a lot was happening with the ACC, but that at least one house was built in 2019.

Clubhouse:

No one was present to make this report.

Docks:

Nelson reported that John Dennis could not attend due to an illness, but that he left a written report for Nelson to read – which he did.

Fire Protection:

Ken Jurney spoke about our fire district and wanted us to be aware that the fire district taxes will be increasing in the next few years – mainly due to increasing labor costs.

Landscape:

Our Metrolina contract has increased slightly. Ken Jurney asked about the possibility of getting grass growing on the bare areas on private lots – especially those along Windemere Isle Road – to improve the aesthetics of our community. The Board will look into that.

Pool:

Marc Taylor reported that rising labor costs have caused an increase in our pool maintenance contract; that will most likely continue next year.

Property Maintenance:

Nelson reported that streetlight replacement/conversion to LEDs will be an ongoing effort. Dale Weaver asked that someone from the community contact Duke about replacing the non-working streetlight (on Duke’s pole) on Monbo across from our entrance.

Locks:

Bill Hoffman advised that anyone experiencing difficulties with any of the pool gate locks contact either him or John Dennis as it’s probably not the locks themselves (as they are stainless steel) but rather rusted components of the actual gates. It was agreed that a code change is due soon.

Storage Lot:

Bill H. led a brief discussion about a few issues noted in the storage lot. The orange-painted markers that define the front corners of each space is wearing or fading and difficult to see. A few small areas that have washed out slightly may need to be addressed as well. Bill said he would look into these items.

Surveillance System:

Nelson reported that he and Tim Sykes were investigating a few options for surveillance cameras around the clubhouse, parking lot, pool and docks. He added that he would like to get this system up and operational at or near the time the pool is due to open. Tom Simon added that he believes we should include a camera at the entrance to Windemere. Todd Kincer suggested a camera brand he used and is familiar with (Wyze) that contains an SD card and doesn’t require a hard drive. Discussion ensued and a motion was made and seconded that we vote to go forward on a surveillance system. By a show of hands, the motion passed.

One Windemere:

Barb Schuetz reported on the progress of One Windemere. She said that they had investigated what needs to be done to make this change legal. Two-thirds of the WIPOA members need to approve dissolving WIPOA. Also, two-thirds of WPOA members need to approve of a By-law Amendment that outlines the proposed change(s). The timeframe of this happening is unknown at this time. Discussion ensued. A motion was made, seconded and voted on affirmatively to re-form the One Windemere committee that will meet to go over details.

New Business:

There was no new business discussed.

Spring Work Party:

April 18th at 9:00 is the Spring Work party.

A motion was made, seconded and approved by all to adjourn the meeting at 11:09 a.m..