**Indian Cove Resort**

*Wednesday, June 5th*

*Vincent Posey - President*

*Meeting was held in the Clubhouse*

1. Call to order
   1. Please silence phones
   2. Meeting is being recorded
   3. As a reminder the meeting will follow the agenda. Scheduled agenda items will be discussed first in order of the agenda. Discussion of items not on the agenda would wait until the end of the board meeting.
   4. Secretary roll call...Jon, Vinny, Bonnie, Jim, and Randall were all present.
2. Manager’s Report (Jackie)
   1. Pavillion 5 is up and running...Friday should be first night we use it!
   2. Memorial day was a success
      1. We did really well with guest fees
      2. Jackie recognized Vann for all that he has done and continues to do for The Cove.
3. Treasurer’s Report (Bonnie)
   1. Announced the hiring of a new bookkeeper
   2. Reported on financials YTD
   3. We have renamed the “5 Year Plan”..we now call it “Betterments and Improvements”
   4. Establishment of an account with First Carolina Bank titled betterments & improvements...this will allow us to gain interest and make our money work for us.
   5. During the month of May we sold 8 new memberships and 11 transfers
      1. We have sold roughly 50 since the first of the year
   6. We have collected 100% of the storage fees
   7. Some dues have yet to be paid for this year, staff is working on assessing the late fees.
      1. Letters and Fees will be sent out soon
         1. Member asked...how we are doing collecting member fees that haven't been paid?
            1. We have two collection attorneys working to get the monies due to the Cove.
            2. The board takes collecting these fees serious

IV. Old Business

1. Pressure Washing
   1. We have had some concerns about pressure washing
      1. Overspray
      2. Running of equipment early and late into the night
   2. The board feels like weekends and holidays should be off limits
   3. Acceptable time for pressure washing… 8AM-5PM
2. Recording Amended Declaration
   1. We are waiting for Randal to approve the changes...we will send it off and the NEW declaration will be uploaded

V. New Business.

1. Golf cart or Van for maintenance
   1. Looking into buying a maintenance VAN
      1. Can carry more equipment and will be used for deliveries/pickups
   2. We need to buy a maintenance cart
      1. We have had two that have completely failed.
         1. Member announced that there is a cart for sale by the back pool.
            1. The cart is too old and possibly needs more work than it would be worth.

Needs batteries, etc

1. Staffing Security
   1. We want to add security for our “big” weekends
      1. They would work Fri, Sat, and Sun
   2. That would leave one guard at the shack around the clock.

1. Projects for 2019/2020
   1. “Tennis Court” projects
      1. Dominion finally buried the lines
      2. The new Basketball courts are ready to be hung.
      3. We are getting a better spotlight to light up the tennis court
      4. We would like to add lighting to the back pool…
      5. Looking into painting the tennis courts and adding picnic tables
   2. Building maintenance/painting
      1. We will be evaluating all of the building over the next month,,,to find out what really needs to be done.
      2. The siding on the clubhouse building is in rough shape
         1. We need to look out the best option for improving what we have...siding, painting, etc
   3. Pool Chairs
      1. We are going to order 15 to 20 more “Soft” lounger for the back pool
2. Member NEW Business
   1. Member asked to speak to the board
      1. Stated they have been members for 29 years and can no longer afford their membership
      2. Current member stated that she would like to buy it!
   2. Member asked if we had talked to Hunter about the new pressure washing policies.
      1. Hunter was informed by two board members that changes were coming.
         1. The concerns were brought up again...overspray, times of day, and the weekends that we are packed.
   3. Member asked...what is the rule for members and guests coming to visit?
      1. If you are a member...when your camper leaves for 7 days...you are allowed to use the property during those 7 days but you are not to stay overnight...following the quiet hours as an entry and exit guide. Meaning you must be gone by 11pm.
         1. There was a discussion about the issues we have had in the past...were members would stay in the park on their 7 days off.
            1. Member asked...Where is that written at?
            2. Another member stated they have the rules and they cannot find that rule anywhere

BM stated that the bylaws clearly state the the unit and member must vacate the property for 7 days

* + - 1. The board voted last year to add the new policy to the rules and regulations...for some reason it was never added to the rules and regs.
      2. Member asked what is the problem if they stayed one night?
         1. Its against the rules
      3. There was more clarification of a dependant vs member….
    1. Board acknowledged that at this time there was not a clear cut “written” rule that explained it. We all agreed that more discussion was needed on the topic.
  1. Member asked how hard it it to use our email system to send out the financials and could the board post the agenda for the monthly meetings ahead of time?
     1. Board agreed to try and get some form of an agenda out earlier, however, the agenda is a moving target at times...but we would try.
        1. For the most part the agenda is created the day of the meeting
        2. The Board agreed to create a preliminary
     2. Bonnie stated she was concerned about sending out a mass email with the financial.
        1. The financials are posted in the store and are handed out at every meeting.
           1. We will look into how we get the financials out to more of the membership...that can’t make the meetings.

VI. Next Meeting Date and Location - All Meetings begin at 7PM

* 1. Wednesday, July 3rd
  2. Wednesday, August 7th
  3. Wednesday, September 4th
  4. Wednesday, October 2nd
  5. Wednesday, November 6th
  6. Wednesday, December 4th

VII. Close. Vinny closed the meeting...Happy Camping!