

MT ROYAL AIRPARK POA ANNUAL MEETING (2019)

MINUTES

March 23, 2019

The annual meeting of the Mt Royal Airpark Property Owners Association was called to order in the Airpark Pavilion at 10:14 AM on 23 March 2019 by Dave Zawistowski, President.

Board Members Present:

Dave Zawistowski Pres.

Tom Cacek Vice-Pres.

John Drago Secretary

Monique Glaize Treas.

Bo Brewer

Flint Brady

Bob Welsh

There were 21 owners present & 21 proxies representing absentee members. A quorum was present.

Opening Statement and acknowledgements:

A moment of silence was requested by Dave Zawistowski out of respect for a former Board Member, John Perry, who had flown West since the last Annual Meeting.

Numerous people in the community were recognized for their service to the Airpark, Tim Wing for overseeing the construction of the pavilion building, coordinating supplies, workers and the endless tasks involved in the completion of the building we were all sitting in. In addition Tom Cacek, Jim Manus, Dave Zawistowski, Bo Brewer, John Drago, Marshall and Valerie Tetterton, Mike Stamp, Bob Welsh and the Friends of the Pavilion. You all know who you are.

In addition Bob Welsh and Marshall Tetterton were recognized for the ongoing work they do on the runway and the recent repair and replacement of the VASI System. Tom Cacek and Mike Stamp were recognized for their tireless maintenance of the gate computer system.

Minutes:

John Drago was called on to read the minutes. But, as they are published in the website, a motion to waive the reading was made by Bo Brewer with a second by John Gustomski. Motion passed.

Treasurer Report:

Monique Glaize provided a written treasurer's report which included a balance sheet, P & L through Dec. 31, 2018. It also included a budget for calendar year 2019. This financial report is attached in hard copy to this copy of the minutes and is available to members on request. A vote to accept this report as read was made by Bo Brewer with a second by Bob Welsh. Motion passed.

COMMITTEE REPORTS

Water Plant:

A joint report was given by Joe Miller and Bo Brewer. Bo reported the Community Property Association was financially in good condition with income of approximately 39k and expenses of 38k in 2018. The past year had extra expenses of \$6,980 for a control valve and \$3,500 to repair storm damage incurred during the year. They were able to add \$12,000 to the reserves with an annual assessment of \$8,000 from the Airpark and \$4,000 from the Estates. The long range goal is to stop the assessments once the total reserves reach \$85,000. The water quality, as reported by an outside source that performs state water tests is excellent.

Joe reported that the rating agency that rates fire protection has, because of our fire hydrants and water pressure, improved our insurance rating to an ISO rating of 3. This is an improvement from the previous rating of a 7. Some homeowners report when telling the Homeowners Insurance Companies of this see rate improvement up to 30% over the previous year's premiums.

Architectural Review Board:

Tim Wing gave this report. He reported that, during the last 12 months, 2 of 3 committee members left due to a move and a death. In addition to Tim, the new members include Bob Welsh and Barbara Martin. The group is functioning well and thanked the building homeowners for their attention to detail as to color and materials used that are reported to the ARB in order to make quick turn decisions on the projects submitted for review.

Runway:

Runway report by John Drago. Both the runway and the roads were examined by Halifax Paving Company in the last 6 months and found to be basically sound but requiring some maintenance to take out the sunken in waves and break out areas cause by industrial heavy trucks transitioning from the road to the lots. Halifax is doing the paving project on Gates Ferry Road and agreed to come into the Airpark and make the needed repairs when they are here with their equipment and materials at a reasonable price.

East Dock:

Dave Zawistowski reported the East Dock repairs from the last hurricane have been finished and several trees have been removed that have made the access to the boat launch more accessible. A material has been put down in the ruts that has hardened and hopefully fixed the mud problem that occurs after the heavy rains on the path to the dock. The lights at the ramp and end of the dock have had a light sensor added to able those using the facilities at night better access and safety.

West Dock:

Tim Wing reported that this facility is now safe to use though the sink area has not been replaced yet and will probably be upgraded soon as materials and volunteers are available.

Fence Report:

Bob Welsh reported that the required fencing along the South side of the Airpark paralleling Ramona Rd

has been completed and we are now awaiting the completion of the Gates Ferry Rd paving. Paving will determine the property lines so as not to fence an area and then have it torn down in the paving project. We will proceed with the bids to complete the final fencing at that time.

Pavilion Update:

Pavilion update by Tim Wing, the volunteer project manager. The project is all but finished and with the completion of the septic system, ceiling and county sign off it is finished. We are into the process currently at \$48,000 with a little over \$20,000 in donations and lots of volunteer labor. Smith Cabinets is providing \$7,500 in cabinets for \$2,000 because so many of Smith's customers have come from Mt Royal. Think of Smith when you are overhauling your kitchen or bath in the future. Tim also thanked Joe Miller for the donation of a refrigerator to be used in the kitchen of the Pavilion.

Gate Report:

Tom Cacek reported that in April he plans to change all the existing gate codes in order to clean up the codes that half the county residents have. The new codes will be assigned randomly and this will become an annual event for security purposes. There was extensive gate damage inflicted by a delivery truck recently and the vandals were all caught on tape by the cameras. The company has promised to repair. Tom is looking at a way to make the gate harder to damage at the keypad area.

Ft. Gates Ferry Rd report:

Bo Brewer advised that Halifax Paving will start paving in the next 2 weeks. The delay in the completion of the project was caused by a survey error that has now been corrected.

Election of new Board Members:

The election committee members Bo Brewer, Flint Brady and Susan Drago tallied the votes and announced that elected were Bob Welsh and Jeff Levine who were elected for a 3-year term.

Unfinished Business: None to report

Open Forum:

Bob Perdue pointed out the parking problem at the East Dock and the possible change allowing vehicles to leave their truck and trailers at the boat ramp and the possible bottle neck this would cause. It was said that any change allowing vehicles to park at the dock lot would require a change in the C&R's which would trigger a membership vote and could take up to 2 years. This is not an immediate problem and can be handled by the joint boards of both associations but they would not have the authority to just change and allow vehicles without a vote of the entire membership.

Adjournment:

Motion to adjourn was made by Bob Welsh with a 2nd by Flint Brady. The motion passed.

Respectfully,
John Drago, Secretary