

Lake Eddins Owner Association

Board Of Directors Meeting

Monday, September 12, 2022

The Board of Directors (BOD) for the Lake Eddins Owners Association (LEOA) met in regular session at 6:00 pm on the above date at the association office. Members in attendance were Vickie McKee, President, Jerry Perkins, III, Secretary, Cody Woodrick, Erroll Panzeca, and James Skidmore. Phil Fuller, Lake Manager, and Addison Rivers, LEOA Office Secretary, was also in attendance.

Prayer: The regular meeting of the BOD for the LEOA was opened in prayer by Vickie McKee.

Call to Order: The regular meeting of the BOD for the LEOA was called to order by McKee at 6:00 pm where the following business transacted.

Guests: The guests in attendance – Kevin Roberts, George Vanderslice, Karen Vanderslice, Butch Stokes, and Gloria Richard.

Old Business:

Kevin Roberts requested to speak with the BOD about conducting business inside the gate of Lake Eddins. His mobile car detailing business would be going to the customers homes to conduct business. McKee asked if he has read the rule about businesses inside the lake. Mr. Roberts responded with yes he has. McKee continued that as long as he knows that he cannot advertise inside the gate, everything seems to be correct in regards to rules and opened the BOD to ask questions if needed. Perkins asked for clarification if Mr. Roberts would be going to the home of a customer. Mr. Roberts responded with yes he would be going to the customers home. Woodrick stated that it wouldn't be any different if it were an electrician or a plumber. McKee asked if Mr.

Roberts had customers outside the gate that he would be going to them and not bringing outside people inside the gate. Mr. Roberts responded with yes that is correct. McKee then informed Mr. Roberts that the BOD will make a decision while conducting the New Business portion of the meeting and she will let him know the next morning.

George Vanderslice requested to speak with the BOD about his building project. Mr. Vanderslice said he submitted his building application on April 11th and talked to Mr. Phil Fuller about it in his office that same day to discuss plans of the project. The next day Mr. Vanderslice upon reflecting of his plans decided he needed a variance of five to seven feet between his seawall and where he wants to build. He submitted the new plans including the variance to the LEOA Office and after that Mr. Vanderslice said he had no communication with Phil or the BOD. Mr. Vanderslice said he was under the impression that his building project was still fine except for the new variants he added and moved forward with his contractor still with no communication from the organization whatsoever. McKee asked if he had contacted someone and never received an answer. Mr. Vanderslice stated that after the last meeting where his project was discussed he figured someone would reach out to him. Mr. Vanderslice continued that his contractor reached out to him letting them know he was having medical issues and it would be another two weeks and he wanted to stop the clock on the building permit. This caused him to reach out to the office, to which the response was that his application was denied. Mr. Vanderslice was shocked and resubmitted his application and has been patiently waiting for a response. Fuller asked if he could interrupt and stated that the morning after the last BOD meeting that discussed Mr. Vanderslice's project that Mr. Vanderslice was in his office. Fuller stated that he told Mr. Vanderslice that at that point in time his application had been denied. Mr. Vanderslice said that was not true and then asked if Addison would

pull up the minutes from the meeting and read the paragraphs concerning the Vanderslice project. “**ARC- Vanderslice:** The building plans for Mr. Vanderslice were brought before the BOD because there was some confusion on how to proceed. The BOD decided not to accept original plans but ARC will accept if certain distances were adjusted.” Mr. Vanderslice continued that he understood from this paragraph that the BOD did not approve the variants he asked for but he was under the impression the project was not denied completely but there were no specifics on what to adjust. Mr. Vanderslice emailed Fuller on August 9th to inform that the project was delayed due to health issues and he will let Fuller know when they are ready to proceed. Fuller responded with an email informing Mr. Vanderslice that his project had been denied by the BOD. Vanderslice then asked if this was correct. Fuller responded with yes it was correct with the exception of the variants. Vanderslice interjected that information was not clarified and the only information relayed to him was that his project had been denied. McKee stated that the application the BOD discussed had in fact been denied. Mr. Vanderslice asked if his project was denied or if it was the variants that had been denied. McKee responded that however you would like to look at it, regardless it was denied and the project should have stopped. Mr. Vanderslice stated that there was no communication with him whatsoever. Mrs. Vanderslice then stated that they needed specifics on why it was denied. McKee responded that she was under the impression that Fuller and Mr. Vanderslice discussed the details. Mr. Vanderslice continued that on August the 9th he emailed Fuller asking that the specific reason his project was denied be explained so that he could make adjustments necessary to stay within ARC guidelines. Vanderslice followed up with an email saying thank you for letting him know it was denied and he was under the impression it was just the variants that were denied. Fuller responded to that email stating that the ARC has not seen anything with adjusted distances. Fuller stated that information was correct. Vanderslice asked if his project had been denied or if it was his

variants that were denied. Mr. Vanderslice continued that his new plan will absolutely follow ARC guidelines. He stated that it was turned ninety degrees and is showing a 32 foot outline of the natural shore line to the corner and a fifty foot long dimension and a twenty-seven foot short dimension. The fifty foot dimension comes from his property is one hundred and twenty feet wide, take ten from each side, leaving one hundred divided by two which makes fifty, Mr. Vanderslice continued, meeting ARC requirements. McKee responds that the BOD already had this on their agenda to discuss but that what he brought before the BOD at this point is within guidelines but the issue is where the sewer line is located. Mr. Vanderslice added that he needs Fuller to locate the sewer lines on his property. McKee added that the BOD can do that for him but the issue is whether or not the sewer line needs to be moved. Panzeca asked if Mr. Vanderslice had resubmitted his application for a building permit. Vanderslice responded with yes. Panzeca then asked why the existing structure is on the property line. Mr. Vanderslice answered stating Wallace Eddins is the reason the existing structures is on the property line. The lot owned by the Vanderslice family was previously a show lot for Franklin Eddins that included a small boat house Mr. Vanderslice continued that he used the existing timbers to build off of. Panzeca asked if Vanderslice's new structure will have the ten feet from the property line. Mr. Vanderslice responded with yes it will be. McKee stated that the BOD will let Mr. Vanderslice know what was decided the following morning.

Financials: The BOD were presented with the financial reports from August. Woodrick made a motion to accept. Perkins seconded. All were in favor.

August 22 Minutes: A copy of the minutes from the August meeting of the BOD was presented to the BOD. Perkins made a motion to accept. Panzeca seconded. All were in favor.

Gloria Richard was in attendance to ask the BOD to approve new building plans for the Richard house.

New Business:

Conley Structure: There is an illegal building on the Conley property that seems to be a small pole barn. There was no building application turned in to be approved for a building permit. The attorney has been contacted and the BOD was informed to let the Conley's know it needs to be taken down. There will be a certified letter sent to them and the Conley's have forty-five days to take it down or further legal action will be taken. Skidmore made a motion to approve this plan of action. Woodrick seconded. All were in favor

Enforcing Rules: The way in which the BOD enforces the rules was discussed. Options for penalties was also discussed.

Closed Boat Ramp Property: The White's had the property surveyed and connected to their own by way of the courthouse.

Kevin Roberts: A motion was made to allow Mr. Roberts to conduct business inside the gate by Skidmore. Seconded by Woodrick. All were in favor.

A motion was made to end the meeting at 6:55 by Perkins. Seconded by McKee. All were in favor.

LEOA Board President, Vickie McKee Approved by me this 12th day of September 2022

I, Addison Rivers, LEOA Office Secretary, hereby certify this as a true and correct copy of the meeting held on September 12th, 2022.