

MINUTES of the Board of Directors/Membership Meeting of February 10, 2018

A regularly scheduled meeting of the Board of Directors and Membership of the Four Winds Club Inc was held on February 10, 2018 at the Youth Center.

I. CALL TO ORDER (10:00a.m.)

- a) Welcome - A welcome statement was made by Acting President, Travis Weyant who also announced that there's a bake sale going on to raise money for the you center.

- b) Roll Call of Officers - A roll call of officers found the following:
 - Acting President - Travis Weyant - Present
 - Secretary - Denise Lanier - Present
 - Security - Jim Pippin - Present
 - Activities/Property - Shawn Sullivan - Present
 - Treasurer - Bill Schindele – **Absent (Unexcused)**

II. REVIEW OF AGENDA

- a) Agenda was reviewed by the membership and there were no requests for changes.
- b) A motion was made and properly seconded to accept the agenda as written. Motion carried.

III. APPROVAL OF MINUTES

- a) Minutes were distributed and reviewed by the membership.
- b) A motion was made and properly seconded to accept the minutes as written. Motion carried.

IV. REPORTS

Presidents report

Travis Weyant stated that moving into February the board continues to make positive changes. Changes have been made thus far with the longevity of the club as the focal point Travis stated that the board continues to communicate daily to get things accomplished for the club and that nothing can be accomplished without the communication. The board has made key decisions adding qualified staff were needed in letting less qualified staff members go. Travis stated that it was all about putting the right person into the right job. Travis introduced our new office manager, Claudine DuPont, who replace Laura Browne and asked that all members welcome her. Travis stated that we have add a new senior maintenance person as well as a fleet person to handle the roads and equipment, as well as other things needed to improve the club. Additionally, a new maintenance apprentice was added to learn from the senior staff. Travis reminded the membership of the changes to the restaurant that were made last month and since those changes a vast improvement has shown in the meals being served as well as the profitability for the club. The new staff at the restaurant are doing an excellent job. Denise Lanier added that there are also two volunteers presently in the office to assist with the office reorganization and to handle payroll. The board appreciates those office volunteers and the time that they spend helping us to rebuild the office.

Travis stated that one of the common questions is, " Where is our money?", And it is terrible as a president not to be able to answer that question; but we just don't know. Travis stated that one solution that the board is executing is bringing in a forensic accountant to check on our past accounts. We are going to have an audit. However, an accountant is expensive. He asked that the members continue to promote the club and bring remedy into the club because it takes money to straighten things out.

Travis stated that one of the board's primary goals is to fix the water situation. He stated that he is a member first before he is a board member and he spends every night towing up water just like everybody else. We continue to find the many leaks within the water system however we're not going to put a Band-Aid on the problem as has been done in the past, we are going to fix the problem. Part of fixing the problem is replacing valves that are over 20 years old which will enable us to shut off one cluster at a time and then be able to fix the piping in each cluster that is as equally old. It is a process of elimination defined the many leaks and it is an ongoing battle.

Another project that we are working on is the camp store. The purpose of the camp store is to generate revenue for us and we're trying to get that up and going as quickly as possible. We've also upgraded to LED lights to help save us some money. One of our biggest expenses is the electric bill. We're also addressing other power issues to see how to save money. Additionally, we want to make improvements in our Memorial area, having the flag and the area lit up properly. We're also moving the playground area over by the pool to create a centralized area with a bit more safety because it will enable parents to keep a closer eye on children. Of course, we must continue with our bathhouse upgrades because it is County requirement and hopefully have those ready by the new season. The board wants to continue to invest our money in the club improving our roads and amenities and making club and overall nicer place to be. However, Travis reiterates that everything takes money, and that the Board needs the membership's help to move forward by paying dues, encouraging your neighbors to pay their dues, continue to promote the club as a whole to include the golf course in the restaurant.

Travis reminded everybody that the annual meeting is coming up in April and encourages everyone to take time to think about the boats that are going to be cast. Travis states that the present board works well together and we hope that the new board members are of like mind so that we can continue to improve the club and move forward. He asked that members cast their vote based on qualifications to continue to run the club as a business and continue to improve the club. With regards to the upcoming election, Denise Lanier brought up the situation regarding Jim Pippin's election. She stated that Jim Pippin should have been put in a three-year position versus the one-year position he was voted into. After much discussion amongst the board and the membership, the issue was tabled and it is understood that Jim Pippin will run for office again in April for a three-year term. In conclusion Travis stated that this is a business and asset the membership cast their votes wisely in April.

Finance

There was no report due to the absence of Bill Schindele. Hard copy reports were distributed in lieu of an oral report. The membership wanted an explanation as to why the

Treas. has not been here for the last six meetings. Inquiries were made as to why Bill Schindele has not been asked to resign the board. The board explained about his ability to run for another term in the way that the Board Members understood the length of term rules. However, membership made the board aware that there were no term lengths and various other rules in writing. Membership stated that much of the board information regarding the situation was based on word-of-mouth versus truth. With this information, the board took into consideration the comments of the membership. The membership has requested, and the board agrees that the absentee of Bill Schindele will not be excused. Further discussions ensued with the membership and the board regarding the upcoming audit and what actions will be taken based on the outcome of the audit.

V. OLD BUSINESS

Outstanding Actions

1. Diane Bass- encroaching trailer on property. The action is being worked by Shawn Sullivan.
2. Jack Darden-certified letter regarding wrongful electricity disconnect and loss of food. Mr. Darden was present at the meeting and therefore there will be a resolution after the meeting regarding his issue. This action was addressed by Travis Weyant.

Caroline County Circuit Court case

Caroline County court update was given by Denise Lanier. Caroline County made two attempts, 18 and 20 December 2018, to serve documents to the registered agent, Bill Schindele, but was unable to contact Bill and therefore the documents were not served. Denise informed the membership that she contacted both Caroline County Circuit Court as well as Caroline County Sheriff's Department to find information regarding the items that were served. Information provided by Caroline County Circuit Court indicated that there was still no court date set and that the Board of Supervisors of Caroline County had a one-year period from the time that the documents were registered with the clerk to set a court date. There is no more information available to provide to the membership regarding this issue.

Fair Housing Case

The Fair Housing case is still ongoing. We continue to work with Marla Diaz and Virginia Sadler, attorneys representing us in various ways, to come to a settlement on this case. The plaintiff has asked for a settlement that was rejected by the board. We are working with Virginia Sadler to present our counter of up to \$7500 paid by the insurance company, the agreement of four winds to purchase back to lots for \$3000 and an agreement to the nonmonetary requirements of training. We are presently presenting are turning with a quote of what it would cost four winds to clean the two lots to resell them. Once this information is given to the attorney she will present our counter to the plaintiff.

Denise reminded everyone to make appointments for their account meeting and violation dispute meetings based on the last meetings agreement to separate these actions from the regular board meeting days

VI. NEW BUSINESS

Jim Pippen greeted the membership and thanked everyone for their ongoing support. Jim stated that he had one issue pertaining to the bathrooms at the restaurant. Jim presented pictures of pink hair dye that has stained the restaurant bathroom/shower and asked membership for any information that they could provide. He expressed that the lighting has been improved around the guard shack to help improve and secure the environment. Jim stated that security still needs membership support and to contact him or security whenever needed and they will address all issues that come up. Lastly, Jim stated that 2018 golf cart stickers are now available at the guard check for sale.

There was lively discussion regarding vandalism of the bathrooms, types of security measures to be taken etc. One member presented information regarding card readers for the various bathhouses, the pool area and other locations. The board requested the quote information from this member.

VII. COMMENTS/ANNOUNCEMENTS AND OTHER BUSINESS

Denise Lanier announced that new office hours would begin in March. The new office hours will be Tuesday through Friday, 10 AM to 6 PM and Saturdays, 8 AM to 3 PM. Denise stated that new processes were being put into place in the office and asked for the membership's patients. Additionally, the prices for the golf course for the upcoming season have been set and the board was discussing upcoming promotions to boost golf membership sales. Denise also gave a status as to the condition of the greens at the end of the season last year and the hopes of what will happen the season. Payment plans for golf memberships are resuming.

Activities

Shawn Sullivan announced that there would be a Valentine's Day dance and dinner special that evening. Shawn has also made arrangements with the DJ to entertain for St. Patrick's Day. The dinner special for that event is undetermined at this time. Shawn also announced that as the season is approaching, he will be looking at lots that need to be cleaned up. If anyone has lots for sale, please ensure that they are clean, and we will soon be posting lots on our website.

Owners Forum

Mary Salvino - When is the water coming on? Travis explained the difficulty with turning the water on and the steps that the maintenance staff is taking to fix the water problems instead of doing a quick repair. Additionally, Travis explained the combination of not being able to fill the water tower due to immediate overuse once the water is turned on and the number of leaks that are undetectable are the primary reason that the water is unable to be turned on permanently.

JoAnn - JoAnn recommended the use of an alert system to advise members of any type of situation at the club instead of members finding out when they enter the gate. It is a good idea and the board will investigate tying it to our existing systems.

Tony Cunningham - Tony Cunningham and inquired as to why members have to pay five dollars for visitors. Originally members were allowed X amount of visitors based on

number of lots owned. This was changed by the board multiple years ago. Tony requested that this be readdressed and fixed.

Cluster 1 - Discussion regarding mysterious smell of acetone. Wants Security to address action. Smell is flowing to Cluster 2. Jim Pippen will address action.

Mr. Darden - Appreciates the new attitude of the board.

VIII. ADJOURNMENT

Meeting adjourned at 11:28a.m.

Minutes written by Denise Lanier-Sec.