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# The Fleetwood View

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The Plaza News

September 2006

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## Organized ... Morris Re-Elected

Morris Guthrie was unanimously re-elected president of the Fleetwood Plaza Regime at the organizational meeting of the new (2006-2007) Board, following the annual meeting September 11. Other officers re-elected were Ron Rosenberger, treasurer; Irene Guthrie, secretary; Jo Willruth, assistant secretary; and Dan Neeley, assistant treasurer.

New Board member Bill Seibert, a past president, was elected vice president.

Committee chairs approved by the Board to date (others pending) are as follows: Building Maintenance, Frank Clarke; Grounds, Ed Eggers; Pool and Clubhouse, Boyce and Jeanette Whitmire; Administration and Insurance, Jimmy

Porter; Financial Planning, Promotion, Legal, Frank Clarke; Emergency Coordinator, Boyce Whitmire; Nominating Committee, Bill Seibert; Newsletter, Dick Wynne; Historian, Cora Ann Thomas; Head Teller, Lou Poulos.

The new administration becomes effective October 1, the beginning of the next fiscal year. Committee chairs will recruit members to their respective committees for Board approval. In the weeks ahead a Board-approved organizational chart will be published on the web site.

The first scheduled public meeting of the newly constituted Board will be November 8 at 9:30 a.m. in the Clubhouse.

## Annual Meeting ... Harmony Reigns

Fleetwood owners got together September 11 at the Clubhouse for the Association's annual meeting and, amid a display of unity, voted:

1. To accept the Nominating Committee's slate for two directors—Jo Willruth and Bill Seibert. They will serve three-year terms beginning October 1. There was no opposition and 55 owners voted to elect.
2. To ratify the 2006-2007 budget, previously approved by the Board. It calls for a \$790 quarterly fee to

support \$199,080 in projected expenses. The vote was 51-5 in favor.

3. To ratify the Board's selection of Lee Sutphin, an independent public accountant, to do the annual review of the Regime's books. The vote was 56-2.

President Morris Guthrie opened the meeting with a welcome and called attention to the President's Message in the annual meeting packet, stressing the need to put aside any differences in the interest of a fun-loving and enjoyable community.

## Treasurer's Report

**Income** for the month of August totaled \$283.76. There was \$53.76 from interest and \$230.00 from Social Committee income.

**Operating Expenses** in August totaled \$12,428.02. The larger expenses over \$500 per budget line item included: \$590.13 for Building Repairs; \$620.00 for Building Painting; \$3,286.00 for Underground Drain Lines; \$511.82 for Clubhouse Operations (included \$225.00 to place UV film protection on the glass panels of our five exterior doors); \$1,500.00 for Lawn Mowing; \$2,137.63 for Landscape Maintenance; and \$2,050.00 for Large Tree Maintenance (trimming and removing branches from ice storm damage). All other line items under \$500 amounted to \$1,732.44.

**Replacement/Reserve Expenses:** None in August.

**Social Fund:** There was \$230.00 received from the Italian Dinner Night and \$188.40 of expenses. In addition, \$100.00 was donated to the Flat Rock Playhouse for the Back Stage Tour event. The balance in this fund as of August 31, 2006 is \$2,553.27.

The ending balances in our other accounts as of August 31, 2006 are:

Operating Fund	\$30,175.77
Replacement/Reserve	
Money Market Acct.	\$38,866.71
Certificates of Deposit	<u>\$67,282.96</u>
Total	<u>\$106,149.67</u>
Total Cash	\$136,325.44

Please note that we have spent 100.1% of our budget through eleven months of our fiscal year.

Ronald A. Rosenberger, Treasurer

## Illness

Ted Willsey (1204) and Joan Lewis (704) are at Lake Pointe Landing due to on-going illness. Our thoughts are with them.

## Insurance

The current Fleetwood Plaza blanket insurance policy was reviewed at the annual meeting. While no major changes are anticipated, it was explained that the new policy, for fiscal 2006-2007, still is being considered, both as to provision and cost.

This insurance, which protects us all for structures, liability, etc., is a major cost item for the Regime (about \$23,000 this year). It does not cover personal belongings or loss/liability within an owner's unit.

Terms of the new policy will be made public on the Fleetwood web site.

## Help! Help! We Need You

Now is the time for all good men and women to come to the aid of Fleetwood Plaza. That's the message that's going out from the 2006-2007 Board and Committee Chairs. Simply put, we need everybody to get involved

As you know, Fleetwood is an all-volunteer operation. There are no personnel expenses; all time is given freely. The Board urges you to join in this effort. Contact any committee chair or Board member and tell us where you'd like to pitch in. Together, we can overcome any obstacles.

## Wanted...A Secretary

Irene Guthrie, who has served tirelessly as secretary for 10, these many years, is looking ahead to "retirement".

When the new Board met to organize, Irene announced that it's time to look for a replacement and the Board reluctantly accepted her wishes. So the search is on.

Let Irene know if you can help or suggest someone who has the interest.

She graciously said she'd stay on until her successor is ready and the Board gave her a vote of thanks!!!

## Going On Line...A Changing View

The Fleetwood View is going on-line!!! Many of the articles included in this issue have already been posted on the new Fleetwood web site: [Fleetwoodplaza.com](http://Fleetwoodplaza.com) With the new electronic capability, they can be replaced or updated on a regular basis. We anticipate adding the Fleetwood documents, policy documents and the minutes of Board meetings on the web site. There will be a public and owner part to the site. If you have suggestions send them to Frank Clarke or any Board member.

It is the Board's thinking that the new web site makes the printed version of the View unnecessary. It will save money as well as work and should provide more timely delivery and quicker updates.

So this is the final printed View. If you do not have access to the web site, send a note to the View at Box 400 and we'll do a printout for you on a regular basis.

As a footnote: We all owe a word of thanks to Dan Neeley, who has formatted the View and put up with several different editors with patience and good humor. interest. A special price has been negotiated and the total cost to the Regime is expected to be under \$500.

## Sewer's Hit

An electrical storm in early September damaged our Sewer Station, the emergency generator that powers the pumps and the automatic switch that turns on the generator.

Jimmy Porter, who looks after such things, reports that Duke Power responded quickly but other repairs to the alarm system and the generator took more time. The good news is that it's all fixed now.

Lightning hits have plagued that area this summer. Building 1 has lost numerous electronics (phones, TV's, etc.) and Building 2 has had similar problems. Time to look at lightning rods?

## Our Sympathy

Three Fleetwood owners passed away in the year past: Joe McDevitt (101); Giselle Kayne (1104); and Walter Cartee (403). Our losses were noted and sympathy expressed at the annual meeting.

## Keys to Change

The project to re-key the locks at Fleetwood (offered free to all as a means to enhance security) is proceeding.

Frank Clarke, building maintenance chair, said about 30-35 resident had expressed

## The Good News *No Termites*

The group of volunteers, building captains and Tony Bivens of Hendersonville Pest Control, set a new record during the annual termite inspection.

In a day and a half:

- All basements, carports and storage areas, garbage areas and building perimeters were thoroughly inspected and NO termites were found!!!
- The emergency access keys in the Clubhouse lockbox were tested and found to fit.
- Access keys given to building captains were also tested.

The volunteers and building captains also participated in a limited, experimental and pilot test of a future program of identifying and recording landscape and building needs. If you see any of the following individuals, please thank them for excellent participation and ideas: Howard Beagles, Knight Fee, Jack Holland, Monica Kayne, Mike Michalski, Dan Neeley, Jim Parisi, Jimmy Porter, Nick Rhoads, John Robinson,

Wendell Seif, Bill Seibert, Al Smith, Boyce  
Whitmire.  
Mike Abarbanell, Coordinator