
The Fleetwood

View

Your Online Newsletter

September 2007

SUMMARY

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- **A TIME OF REFLECTION ...**
President Morris Guthrie's Report
- **SHELVED FOR A WHILE ...** Owners Cool to Clubhouse Expansion Plan
- **NEVER A DULL MOMENT ...** Social Events Keep Us Hopping
- **COMING ALONG ...** the Defibrillator Fund at \$1,600, More Help Needed

--- Read on ---

SEIBERT ELECTED BY NEW BOARD

The Fleetwood Plaza Regime will have three new Board members and a new President for the fiscal year beginning Oct. 1.

The owners elected Ken Hahn (1003) and Jan Mize (1404) to three-year terms and Sally Fee (1601) to a one-year term at the annual meeting September 10. They will serve with incumbents Bill Seibert and Jo Willruth.

At an organizational session following the annual meeting, Bill Seibert was elected president and Jo Willruth vice president. Bill is a former Fleetwood president and is completing a year as vice president. Jo is a veteran Board member who has been involved in many activities.

Other officers elected were Phyllis Seibert, secretary (she currently serves in this office); Sally Fee, assistant secretary; Ron Rosenberger, re-elected treasurer (Ron is a retiring Board member); and Jim Parisi, re-elected assistant treasurer.

Board vacancies were created by the expiring three-year terms of President Morris Guthrie and Ron Rosenberger and by the resignation of Dick Wynne, whose term had one year remaining.

In other business at the annual meeting, owners voted to ratify the financial plan and the re-appointment of Lee R. Sutphin, CPA, to review the Fleetwood books.

The next annual meeting will be September 8, 2008, at 2 pm in the Clubhouse.

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PRESIDENT REPORTS ON EVENTFUL YEAR

2007 is coming to a close. Just reflecting back, 2005 was the year of the hurricane and mudslides. 2006 was the year of the December ice storm that shut down Fleetwood for a week. We had our disaster for 2007 and it was the year of the Easter freeze. This may have been more devastating than all the others on the appearance at Fleetwood. We lost \$3,000 - \$4,000 worth of the Japanese Red Maples. The landscaping alongside of carports and buildings still have dead and half dead plants that will have to be replaced. We have a dedicated Grounds Chairman, Ed Eggers, who is working hard to fix what nature has damaged. I hope you all appreciate this responsibility he has assumed and the hard work he is doing. Ed, thank you.

Now for some positive news. I told you at the meeting last year that our painting and siding replacement had fallen behind. Well, Frank Clarke has spent this year getting this back on track and the buildings are looking good. In addition he has put in place a program to begin replacing our leaking gutters on the back side of all buildings this month. Contracts have also been approved to replace the roofs on two buildings. So the word is that building maintenance is on track and looking good for next year. Just one more small item. Frank has worked with the Board and Committee Chairs over the last six (6) to eight (8) months to complete a new Financial Plan and Reserve Study. Frank, maybe all the residents do not know the work you do, but I do, and the Board does too. I wanted to highlight this important area with the owners and publicly thank you for your dedication and hard work.

The other area I want to mention is the Pool and Clubhouse. All you have to do is just look around and you see the accomplishments. New tiles on the pool, new surface on the deck, new awning, new appliances in the kitchen and a decorated men's room equal to the ladies. And in their spare time the committee put together a vision and plan to address possible expansion of our clubhouse facilities. When this was completed the committee presented it to you for guidance on what you want to do with it now. You will get a report later in the meeting. Blondie and Jeanette as Co-Chairs have done a fabulous job for you this year. I hope you appreciate it as much as I do. Thank you Blondie and Jeanette.

At this point please note that I have not been talking about what your Board has done. These three most important functions at Fleetwood have all been chaired by non-Board members. In recognition of the importance of the jobs the Board elected Ed Eggers, Frank Clarke, and Blondie Whitmire as Vice Presidents for this past year. They attended special workshops, Board meetings and have been fully included in Board activities and have been heavily relied on for advice and council. To me and to the Board, this is another valuable service they have provided. Thank you, gentlemen, for this extra effort and extra responsibilities you were willing to assume.

I must continue and recognize additional significant contributions by other volunteers to Fleetwood.

Barry McDowell - A lot of you have probably not even met Barry, but he deserves the credit for leading Fleetwood on line. He developed the Web-Site and practically all of Fleetwood business is reported on line now. Dick Wynne and his View Committee moved right in step and our View is now distributed online. Thanks to you and your committee in making this service available.

Now for one more area that everyone views vital to Fleetwood --- Social Activities. Looking at the Charter for the Social Committee, it states that the

purpose is: "To enhance and strengthen the esprit-de-corps among all residents of Fleetwood Plaza and to build a strong bond of trust, respect, friendship and caring throughout the community." Ellen Full stepped up to this challenge as summer Social Chairman for the first time. Not an easy task, but Ellen, I would like to congratulate you on doing a fine job and initiating some new and creative functions. Thank you for a job well done. An experienced pro Norma Rosenberger served as the Winter Social Chair and kept activity going with those who wintered here. Norma, thanks for your service and a job well done. Jo Willruth has kept a steady hand on the social activity and I would just like to note that Jo has done this for the last 3 or 4 years for the Board. Jo, thank you.

Let me just close this section by showing you this. These two pages of names represent the volunteers at Fleetwood who have contributed their time to make Fleetwood the place it is by working as officers and on committees. I am amazed at the work some of you continually put in for Fleetwood. Thank you all for your service.

To the Board, let me thank you for your support and work during this year. Thanks for your patience and challenging discussions in the many workshops we have had, to deal with the issues. In particular I would like to thank Ron, our treasurer. There is not a question we can ask that he is not on top of. Thanks Ron, Dick, Bill and Jo for your support and work for Fleetwood

Morris Guthrie, President

CLUBHOUSE "VISION" SHELVED

The Clubhouse and Pool Committee chaired by Boyce and Jeanette Whitmire spent many hours in the year past developing a "vision" for possible clubhouse expansion.

With the help of Board Liaison Ron Rosenberger the volunteers consulted with residents and architects with the goal of giving owners some options to consider.

Drawings were made and costs estimated for making the clubhouse larger, possibly by building an addition to house the fitness area. These ideas were presented to owners at two meetings and put on-line.

At the annual meeting, Boyce reported on a survey of owners: Bottom line, 75 percent of the 41 unit owners who responded said we had more pressing needs and indicated they would not support the cost (up to about \$200,000) that was projected by the architect. Some said they would go for a smaller project, and many useful ideas were set forth.

Thus the study is being shelved by the Committee (and the Board) but is available to build on at some future time.

HARDLY EVER A DULL MOMENT

September and October are especially busy months for Fleetwood Social Chair Ellen Full and her Committee.

The Auction, September 14, is always a hard act to follow with Pam Faulk firmly in control.

Then there is Game Night at 7 pm Friday, September 21 at the Clubhouse (Bridge, anyone?); and the trek to Cataloochee Ranch on September 27.

On Wednesday, October 3, at 6 pm Movie Night features "Songcatcher" (bring something to cook on the grill before the movie.)

The next day, a caravan will visit "All About Fabrics" in Iva, SC. Call Kathy Boland at 696-9794 if you want to join in.

DEFIBRILLATOR DRIVE STILL ON

At least one Automated External Defibrillator (AED) is assured for Fleetwood, thanks to a fund-raising campaign by the Social Committee.

Ellen Full, Social Chair, reports \$1,600 in hand thus far. This will allow purchase of one of the life-saving devices; another \$400 would put two in place.

Ellen and Sally Fee, both experienced in CPR and the AED possibilities, have been researching the project and will be instrumental in establishing the AED for use in emergency.

Where do we go from here? If you haven't contributed, there's still time. Contact Ellen or Sally if you need more information, or send a check payable to Fleetwood Plaza Regime, marked "For AED".

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TREASURER'S REPORT FOR AUGUST

INCOME for the month of August was \$118.45, all from interest.

OPERATING EXPENSES in August totaled \$20,648.30. The larger expenses over \$500 per budget line item included: \$2,511.52 for Building Repairs; \$3,000.00 for Building Painting; \$3,176.50 for Roof Repairs; \$2,421.73 for Porch & Deck Repairs; \$2,160.00 for Termite Control; \$731.97 for Pool Operations; \$1,545.00 for Lawn Mowing; \$2,000.00 for Contract Landscape Maintenance and \$921.00 for Landscape Contingencies. All other line items under \$500 amounted to \$2,180.58.

REPLACEMENT/RESERVE EXPENSES: None in August.

SOCIAL FUND: There was no income for the month of August but \$103.13 was spent from this account (\$3.13 for popcorn and a \$100.00 honorarium for the Flat Rock Playhouse). The balance in this account as of August 31, 2007 is \$2,426.24, which includes donations of \$301.00 for the AED machine.

The ending balances in our other accounts as of August 31, 2007 are:

• Checking Account (Operating Fund)	\$53,278.64
* Wachovia Money Market Account	\$32,114.00
* Vanguard Money Market Account	\$17,856.80
* Certificates of Deposit	<u>\$51,784.80</u>
• Replacement/Reserve Account	<u>\$101,755.60</u>
• TOTAL CASH	\$155,034.24

Ron Rosenberger, Treasurer

ODDS AND THE ENDING

- The annual termite inspection was completed. No termites, but a few water leaks were noted. Owners notified.
- The 2008-2009 Nominating Committee, announced at the annual meeting, was appointed by the Board as follows: Jo Willruth, chair; Chuck Ball, Shirley Moore, Boyce Whitmire and Irene Guthrie.
- 59 owners (out of 63) voted by proxy or in person.
- Louie Poulos, aided by wife Irene and Al Hicks, handled the voter registration and subsequent tally in fine fashion.

- Owner questions at the meeting concerned financial planning and the policy statement on leasing and guest occupancy.
- And, finally, the many Fleetwood volunteers were roundly applauded for their contributions in the past year ... It seemed like only yesterday!!

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