

## Minutes

### THIRTY-SIXTH ANNUAL MEETING OF THE FLEETWOOD PLAZA REGIME

Monday, September 2, 2019 10:00 a.m. Regime Clubhouse

1. The meeting was called to order at 10:06 a.m.
2. Welcome and Introductions made by Kathy Simkin, Board President. A reminder given that the meeting is for owners only and there is no Board action. Board members were introduced.
3. A quorum of owners was established. 57 owners were present, representing 37 units. There were 14 in-person ballots and 45 proxy ballots. There were 4 who did not vote. Of the 63 units, 59 ballots were received. Board members present were: Kathy Simkin (President), Rich Foss, Jeanette Whitmire (VP), Ruth Marcus, and Kerry Grant. Officers present were: Phil Taylor (treasurer), Bill Jacobs (VP), Barry MacDowell (VP), and Joe Brashier (Secretary).
4. The minutes from September 3, 2018 Annual Meeting were unanimously approved as written.

5. Report of the President.

Good morning, Fleetwood. It is interesting to note that this is the 36<sup>th</sup> annual meeting of members at Fleetwood. The date for the annual membership meeting has always been in September as specified in the Redbook. At Fleetwood many years have been peaceful, enjoyable, and full of neighborly fellowship. **This** year at Fleetwood has been one of challenges.

Due to the mudslide and landslide of May 2018, a massive drainage improvement project had to be launched. Fortunately, in 2017, the Board entered into an agreement with Robinson Design Engineers to study the topography of our campus and to suggest solutions for revision of the drainage. Based on the detailed results of that engineering study, coupled with the drone footage of our neighborhood done by Kilpatrick Land Surveyors, a scope of work was developed, approval of the town of Laurel Park was granted, and bids were sought to improve our drainage. Owners were asked to vote for approval of this major project since it did require using funds from the HOA reserves. The vote was 93% in favor of using Fleetwood accumulated HOA funds to improve the drainage here. The work was delayed due to so much rain, then snow, then more rain. The project is 98% complete now with some fine tuning yet to be done.

The demographics of our neighborhood have changed as well with fewer residents being here year-round. The changing demographics have impacted volunteerism since many people are here strictly on weekends or otherwise sporadically. Existing

volunteers have felt sometimes unappreciated. Some have felt the need to step back from some of their previously held duties.

However, the business of Fleetwood has continued. Our beautiful setting is right outside for the enjoyment of all.

I do not intend to dwell on this next subject. However, in the interest of transparency, I must acknowledge that the last three months have been very painful. A small group of owners, overlapping with a few renters, who were upset with Board decisions and operations, chose to express their dissatisfaction in ways that were untruthful, unkind, and many times hurtful. All this upheaval has come at a significant cost of time, money, Board focus, and has resulted in the resignation of volunteers and Board members. This approach to disagreements has to stop. We all, every single one of us, must commit to kindness and the return of peace to our beloved Fleetwood.

We MUST move forward. Last week I read an inscription on the wrapper of a Dove dark chocolate. While I don't take **All** my inspiration from chocolate wrappers, it seemed to me that this one has meaning for all of us as Fleetwood owners. The sentiment was "Inhale the Future, Exhale the Past." We would be wise to keep that in mind as we try to live into the future as neighbors.

I put enough Dove chocolates in these lovely wood bowls created by our own Emory Haselden for all of you to enjoy. While it might be early in the morning for chocolate, it is always a good time for sweetness, kindness, and understanding. Please pass these around and enjoy as we proceed with the business of the morning or hoard a couple for later.

6. Old Business. There was none.
7. New Business. There was none.
8. Proxy ballots were delivered to those designated as proxies.
  - A. Election of three (3) Directors, two for three-year terms, and one for a two-year term. A call for Nominations from the floor. There were none, so nominations were declared closed. Owners were asked to mark their ballot and hold it.
  - B. Ratification of the 2019-2020 Budget. The documents were sent with the Annual Meeting notification. A resident (Greg Beam) brought up the \$80 increase in HOA dues due to the threat of legal proceedings. Perhaps the owner(s) threatening legal action would back off if the Board would take care

of some of the issues. Another resident brought up the increase of HOA dues and whether there was a plan for a gradual increase. Treasurer Phil Taylor stated that a gradual increase in dues in lieu of special assessments seems to be the preferred method of additional funding. Owners were asked to mark their ballot and hold it.

- C. Ratification of Accountant. There was no discussion. Owners were asked to mark their ballot and hold it.
- D. Approval of 2019-2020 insurance levels. The document was sent with the Annual Meeting notification. This vote is advisory to the Board only, not binding. There was no discussion. Owners were asked to mark their ballot and hold it.
- E. The Balloting was declared closed by Kathy Simkin.

9. Announcements.

President

- A. 2020 Nominating Committee will be chaired by Rich Foss with Gary Grochowski, Susan Brashier, Nancy Irving, and Dennis Nelson as committee members.
- B. Next Annual Meeting - September 14, 2020
- C. Date and time for the Organizational Meeting of the Board will be at 10:00 a.m. on September 3.
- D. Kathy Simkin spoke of two Board members who have completed their terms: This is the final meeting for Ruth Marcus and Jeanette Whitmire. Kathy Simkin spoke of their contributions and thanked them for their service. The membership acknowledged their contribution with a hearty round of applause. This meeting will be the final one where Ruth Marcus and Jeanette Whitmire will sit on the Board.

Ruth has served for three years as a Board member. She has served the community as liaison for the social committee, the grounds committee, promotions committee, pool committee, and most recently, the special committee to address the front windows. In addition, she was able to find an arborist who specializes in tree care to serve our community's trees. Her vision for each Board action has been couched in the need for an overall plan for Fleetwood.

Jeanette is completing her sixth year as a Board member. One of those years she served as President of the Board. She has also organized and attended to the details of the holiday party for many years. Her other contributions include serving as Vice President for several years as well as liaison to the snow removal

committee, the sewer committee, the clubhouse and recently serving as chairperson for the nominating committee. As a full-time resident, Jeanette always has a open door.

Both these women will continue to be resources to our community as we move ahead. Thank you both.

Speaking of other changes in our community since the last annual meeting, eight properties have been sold or transferred ownership since last September. Two families have moved from renters to owners. Gary and Karen Grochowski became owners last winter. Kathi McCammon and Walker Fisher became owners just this month. Teresa Fitzsimmons and Kim Pero became owners of 204 after having owned 301 for several years. Alex Quarles became the owner of 1102 upon the death of her dear friend, Karen Matteson. Roger and Sylvia Tandon purchased 1403 last fall. Frank and Mary Christine Kostainchek moved to 402 as owners. Fuad and Michelle Ramadan now own 502 and look forward to spending more time here. This spring Claude Delbrouck became the owner of 1601. As you can see from these eight ownership changes, Fleetwood continues to attract those interested in its beautiful views and setting in western North Carolina. If any of these people are here today and would like to address this group, please feel free to do so.

- E. Mike Michalski was thanked for his work with the Sewer Committee.
- F. Eight properties have changed owners since last year's Annual Meeting. There new owners were listed along with their unit numbers.

10. Comments/Questions from the floor while ballots and being counted.

- A. (Karen Grochowski) Bushes behind the 1000 Building are dying.
- B. Bob Hengst asked if there was a breakdown of front and back costs for the drainage project. Bill Jacobs stated that there were actually three areas of expenditures: front work, back work, and Building, with the Building costs due to unforeseen problems.
- C. There is a social gathering at the clubhouse at 4:00 p.m. today.

11. Declaration of election and voting results.

- A. Board Members elected were Joe Brashier and Bill Jacobs to 3-year terms and Larry Rue for a 2-year term.
- B. Ratification of 20-19-2020 Budget: 49 in favor, 7 opposed, 3 not voting
- C. Ratification of Accountant: 52 in favor, 4 opposed, 3 not voting

D. Ratification of 2019-2020 insurance levels: 52 in favor, 3 opposed , 4 not voting

12. The meeting adjourned at 11:12 a.m.