

Foxwood Hill Property Owners Association
Board of Directors Meeting
October 26, 2024

Present:

Sonya Hale, President

Keith Cagle, Vice President

Charles Holman Treasurer - Absent

William K. Thompson, Secretary

Patrick Coates, Board Member

Greg Lohman, Board Member

Johnny Urraca, Board Member

The meeting was called to order at 9:00 a.m. by President Hale, members joined in the pledge of Allegiance. Hale reminded the members present about the code of conduct. Individual speaking forms for the Open Forum segment are available. Those Community members not present but listening via a phone are asked to mute their phones.

President Hale: "I would like to make some personalized comments about last month with the hurricane. We have been able to carry out some good things, because we have worked together as a community.

Would like to thank the Maintenance Crew, Andy, Brandon and Jim for the time and dedication they put in, opening our roads, and clearing fallen trees. We also had a lot of members that helped, volunteers that put in a lot of work and energy too. A lot of you became lumber jacks and we appreciate the help.

The Board was not idle, we had different tasks and projects, Patrick Coates kept us informed through his Facebook page; Charles Holman, Tabby, and Todd for cleaning out the food from the freezers and walk-in cooler and giving the food to those who wanted it. We made the decision to open the Lodge and bath houses so members would have a place to shower and wash clothes.

I would like to thank Beth Patterson and Maria Stamey for their help in keeping the communication lines open to the Community through Facebook and Eblast's.

We learned we are not exactly prepared for this type of situation. For this reason, I would like for us to think about setting up an Emergency.

Preparedness Task Force. They would recommend what is needed to get this going. One of the first things I know is needed would be a generator, the Board is considering buying this year or next.

Thank everyone for everything they did during this time, and we all came together and made this an even better Community., So thank you everyone”.

Minutes of Last Meeting: Secretary Thompson made a motion that the minutes be approved as written since the Board has previously approved them. Lohman seconded the motion, Motion carried.

Treasurers Report: Patrick Coates will make the Treasurers report for Charles Holman who is absent.

Patrick advised that Charles was listening on the phone, and he was going to review the financials for him. Patrick said: “We have three months’ work, so we have a lot to cover.”

July:

First page is Reserves Report: Shows we have \$386,718 in road reserves, plus \$252,259 in CapX.

In detail, we are not getting a petty cash report to Good Management, so I do not have a lot of confidence in the petty cash numbers. We are not getting the inventory done in the restaurant and the bar like it should be. So, for all three months, the liquor inventory is the same number. So, because of that I do not have a lot of confidence in the restaurant numbers on the finances.

Year to date budget comparison for July. Current year assessment revenue \$29,990. That is almost double what we anticipated. Prior year, \$15,373, that is a third more than we predicted. There is a problem with the budget number for the prior year, it was not weighted toward the first of the year

like it should be. Because it should have been heavily weighted toward the front year and then taken off toward the end of the year. It was done with the current assessment collection numbers. Instead, all that happens is it was divided by twelve, so it looks like we are going to predict the same thing for every single month. What make it look like we are doing well with prior year collections when we are not.

Restaurant revenue: \$24,765; Other revenue \$21,084., that is doing well. Land sales, \$5,816. Total income for July, \$97,029. Land Sales, \$5,817; Total income \$\$97,029 and Cost of Good Sold, \$8,986. Restaurant operating expense, \$12,889. Total Restaurant expenses, \$21 ,075. With these numbers, this shows the restaurant making a profit of \$3,690. Charles gave me a footnote that is \$1 ,605 less than the profit we had for July last year. So, while it looks good, it not as good as it should be.

General Expenses, \$38,013. Comfort Stations, \$2,761. Repairs and Maintenance, \$10,040. Security, \$9,521. Swimming Pool, \$ 1 1022. Total July Expenses \$92430

We had to pay the Internal Revenue Service for federal tax in the month of July, \$10,797.

Our total reserve income for July, \$32,655. Our reserve income, \$102,475.

August:

Our road balance was \$403,477, CapX, \$258,451. Then we go to budget comparison. Current year collections \$277,288, that, again is almost triple what we predicted to collect, prior year, \$10,496. Restaurant revenue \$25,526, other revenue \$10,508. We did not have any land sales for August. Total income for the month was \$73,757.

Cost of goods sold, \$9,163. Restaurant operating expenses \$16,208. Total restaurant expenses are \$25,370. That gives us a profit of \$155. Same footnote, last year, same period, it was \$1,770 better.

Then we move to General Expenses: Comfort Stations, \$2,513. Repairs and maintenance \$10,871. Security \$8,793, Swimming Pool, \$8735, Total Expenses, \$99,995.

Total Reserve income was \$22,952, we did not have any reserve expenses for August.

September:

I will give you what is the best news of this entire treasure report. For our current collection rate as the end of September is now 78.8%. This is the best collection rate that I have seen since I have been Treasurer or sat on the Budget Committee. Still got six more months of income to go. We got to a low of 50% at one point, and we have been working our way back up.

Road Reserves, \$248,648, CapX, \$260,617, Cash and cash equivalents \$708,106. Same period last year, we had \$618,383, so we are \$90,000 better.

Our total bank account has \$1,217,000, compared to a year ago \$1,182,000. To show how much the community is growing, we currently have a liability of \$105,000 in ACC deposits. Our total liabilities are \$119,603.

Budget comparison for September. Our current year revenue is \$9,468, that is right on what we expected to bring in for this month. Year to date, we have brought in \$944,694. That is \$24,983 more than we anticipated to collect at this time of the year. That is more than we expected for the entire year. Prior years we collected \$5,300. Prior year to date, \$86,3443. That is less than we predicted to collect for the entire year. And that is a number I am going to urge the Budget Committee to adjust, because, as we keep pushing our collections up, prior year needs to come down.

Restaurant revenue \$8,044, year to date \$121,480. That is \$9,025 more than we predicted to have at this time of the year. Other revenue was

\$4,042. Just to point out, since we are doing so well, and we have gotten money stuck in a money market account and that alone has given us \$2,463 in interest.

We did not have any land sales for the month, our total income was \$26,854. Our other revenue, year to date, is \$70,533. We only expected \$63,840 for the calendar year, so we already collected more in other revenue by \$6,693. So, we are doing great there too. Land sales, year to date \$68,855. We only predicted \$73,64 for the year; we are only \$4,785 short for the year. Overall, we are only 5,520 short of what we predicted to collect for the entire year at this point.

And then we go to the restaurant, cost of good sold for the months \$8,467, year to date, \$59,032. That is \$20,415 higher that we anticipated.

Restaurant payroll is down by \$7,052 and that is because we do not have a manager. For September, the restaurant cost us \$8,229. Restaurant operating expenses for the month was \$7,806. And the total restaurant expenses for the month \$16,273. Year to date expenses is \$143,338. That is \$14,064 higher than projected. So, for the year the restaurant has cost us \$21 ,8 President Hale attributed that to the hurricane Helene, we were closed for two weekends, September is not going to look good because of it.

Two other expenses that showed up are insurance, we had property liability of \$8692, and we paid \$5,000 fee for the yearly audit. Our total general expenses are up \$50,503. Year to date, our A expenses are \$384,550. That is \$48,120 more than we predicted at this time of year.

Comfort Stations for the month, \$2,482, year to date \$31 ,477, that is \$1 601 91 higher than projected, but a chunk of that needs to be combined and moved over to CapX for the improvements we made to those Stations. Repairs and maintenance were \$9,332, year to date \$63,725, that is \$6,439 higher than projected.

Security payroll is down, year to date \$5,778, Expenses for September \$4,940, YTD security expenses \$61 ,525. That is \$8,325 less than we projected due to personnel labor issue.

Swimming Pool expenses were \$6,672, YTD \$52,040 which is \$3,065 less than we anticipated. That number driven by different things, payroll is down by \$819, payroll for the Cabana is up by \$2,517, supplies are up by \$1,749, but equipment is down by \$3,965. Electricity for the pool is \$2,047 less, so a lot of went into the numbers for the pool, but it came out better than we projected.

Total expenses for September are \$90,202, year to date \$786,765 that is higher than we estimated at this point. And then we have the storm loss of the frozen food at the restaurant, \$5,454.

Reserve income for the month \$9,773, year to date \$791,930. We only budgeted \$781,470. So, we are better by \$10,000 in reserve income for the year. Reserve expenses for the month \$162,437 dollars.

Our CapX expenses, year to date, are \$16,157. Road expenses, year to date \$538,142.

The audit we received was for fiscal year 2023-2024 and cost \$5,000. The Board needs to review the audit and get it approved.

Patrick made a motion to approve the three months of financials, Thompson seconded the motion. Motion carried.

Managers Report

Hale singled out Jay Graves who filled in as interim General Manager. She thanked him for his time and efforts, for stepping in and helping the Board and the Community.

Mark Pendleton is our new General Manager. Hale gave some information about Mark. He is married and has three children, lives in Clayton, Georgia. He has a background in banking credit and marketing. He is a former President of a Condo Association; he has a bachelor's degree from UNC at Chapel Hill and MBA from Wake Forrest University. Mark said he would be making the rounds, trying to meet as many members as possible.

His first item for the report was a need for a consensus of opinions of what to do with the kiddie pool. The maintenance staff continues to clean up the

roads from the recent hurricane. There are several large trees that need to be cleared, but with heavy equipment that we do not own. We are also in the market for a woodchipper for the maintenance crew. The roof repair, heating and air conditioning installation will start in two weeks.

We have received three resumes for the Kitchen Managers position. We have one individual that is promising, and we will ask him back for a second interview. Please give them my number if you know of anyone who is interested.

Security Report — Captain Jeffery Carroll

The SLED business license has been approved; we are waiting for the certificate to arrive by mail. It must be in hand before they can actively patrol the community. He really cannot do anything security related, which is why the phones have been forwarded to the Oconee Sheriff's Office.

He addressed some things for the future. I will need your help. During the storm it became obvious that we did not have updated contact information for everyone. Please make sure that the Office has the correct contact information so we can reach out to you if you need help.

SLED recertification for the use of blue lights. This allows us to use those lights and sirens on Dr. John's and Blackjack roads in response to emergency calls. We ask that you move over, stop, and let us go around you.

Three areas of concern, Kinston, Hatteras, and Newberry. Emergency vehicles, fire trucks, ambulances and rescue trucks cannot make through because everyone is parked in the roadway. We all have driveways and adequate space to park. Two agencies, the Oconee Sheriff's Office and South Carolina Highway Patrol is encouraging Security to write parking citations when emergency vehicle cannot answer calls because of vehicles blocking the roadway.

Captain Carroll is active with the Oconee County Emergency Service. If you need help of any kind, do not hesitate to call him directly. Whatever your needs, he can help you work it out. Lastly, he talked about citations and tickets. Security can write a public contact order, which is just a warning. They can also use a uniform traffic ticket, same as the Sheriff's Office and State Troopers. This could lead to paying a fine or an appearance before a judge. So, please slow down, we want to stop the speeding within the Community and make it a safe place to live.

Architectural Control Committee (ACC) — Casey Poague - Chairperson

The ACC has been busy, just to give you an idea, I Good Management advised since last April, \$48,000 has been received. That is refundable, the non-refundable amounts to \$28,000. The latter goes directly to roads and impact fees.

Since the last Board meeting in August, we have issued 30 new permits, seven for construction for remodeling, eleven sheds or car ports and eight others for miscellaneous projects.

We currently have 137 open permits. Casey is asking the Committee for support to help identify which permits that need to be closed. Sixteen are over two years old, 28 have been over one year, 93 permits in the last-1 2 months.

In 2012 there was a study done identifying lots with permeant structures on them. Casey is going to update that study to find out which lots now have residences on them, She hopes to have a report for you by our December Board meeting.

We continue to have calls about building restrictions for each section. They cannot answer those questions until they are able to flesh out our current restrictions for the section and call back with the correct answer.

Changes have been made to new guidelines and I want them to be presented to the Board for review and approval. I am looking to January 1, 2025, for implementation of the new guidelines.

Nomination Committee — Casey Poague - Chair

I am asking if anyone is interested running for the Board in March 2025. There will be two openings. I have applications or you can stop by the Office and pick up a copy, we need those filled by the middle of December.

Communication and Marketing Report- Beth Patterson - Chair

Foxwood Hills was a Tee Box sponsor for the Oconee County Chamber of Commerce Golf Tournament. The event was held at the Cross Creek Golf Club in Seneca. Thanks to Jim Sample, who put up our FWH tent, we had promotional materials available. I would also like to thank all our volunteers; it was a fun event. Marsha Duvall, FWH Liaison, spent a considerable amount of time making this event a success.

We have 25 minutes of airtime as a member of the Chamber, we will work with the GM to come with a plan and content.

We were scheduled to have an "After Hours" Chamber event in January. But due to the changes in personnel we decided to delay that for the time being.

We are also working with the Social Committee to make sure that all members are aware of all the scheduled events. We will produce a year-long schedule of events. I want to thank Sandy DeLaney for putting up the acrylic frames that contain the monthly Social events.

We send out Eblasts as our primary way of informing all members, if you are not getting the email, please let the Office or Cortney know, so we can get you on the list.

We will have a full-page ad in the winter edition of Lake Living.

Neighborhood Watch Committee- Muffy Chase, Chair

Her report was read by Patick Coates, Board Liaison, Ms. Chase was absent.

Ms. Chase wrote: "I am the monitor for the FWH Official Facebook page Neighborhood Watch, which currently has 184 members. Anyone wishing to join the group, please answer three questions; lot number, address and do you own property. Not too many idents have been reported lately, the ones I

am aware of are theft of Stop signs, stray animals, speeding and not stopping for Stop signs.'

Roads Committee — Russ Dukeman - Chair

Greg Lohman, Board Liaison, read the report for the absent Mr. Dukeman.

Road work has been slow because of the recent storms, also work has been delayed because the asphalt plant is down but could be operational next week. We are currently working on Sweet Gum and hope to finish it in the next couple of weeks.

Social Committee — Sandy DeLaney — Co-Chair

My Co-Chair, Deborah Wiwczar, is not here, she is decorating the Pavillion for the **Witches Brew Party** tonight. The **Luau Party** at the pool was well attended. The **Sip & Paint** was well received and showed the work of Candice Crow. she has agreed to this quarterly. The **Halloween Party** last night featured some great costumes.

Thanks to the Communications Committee, Beth Patterson, and Maria Stamey for getting the word out for all our events. **Happy Foxgiving**, November 24, Sunday will be Thanksgiving dinner, please bring a covered dish to share. On December 4, we will have a **Christmas Tree Cocktail Party**. Come view the decorated trees and vote for your favorite. The FWH Christmas party is in the planning phase, more details to follow.

Legal Update — Sonya Hale - President

Chris Pierce has asked for discovery request, seeking different information. Our lawyer will be answering in the next week. We expect that will lead to a proposed Court date for the first of next year, so hopefully this case will be finished by the first of the new year.

Old Business

Reserve Study: Patrick Coates recommended the Board review and approve the Study. He also said we should follow the advice to put one million dollars into reserve each year. We can do this in stages, we have a goal, and it is doable. At this point it led to a discussion of where the money should be kept. Consensus was that it should be put in a separate fund, to spread our liability in case of downturn in

the market, FDIC protection. **Comfort Stations:** Need more attention, sinks and toilets need to be redone. Also, the showers need to be fixed, and painting needs to be finished. At that point when all three stations are completely refinished, we should be finished with this project. They were built in the 1970's and were intended for minimal use by weekend campers, not full use they have now. **By-Laws:** We are moving the confirmation of the By-Laws closer to the Annual Meeting next year. We will set up two Townhall meetings, one for an evening discussion, for those people who work, and a Saturday meeting. Time and place to announced later. **ACC Guidelines:** The last revisions have been added, a review is in progress. These new ACC guidelines are scheduled to be in place by next January. **Shelter:** Kelleye Rembert wanted to know if we could set up a generator for the next emergency and invite people to use the Lodge for showers and cooking. A discussion ensued among the members. It was decided that a generator was a clever idea, but only open to FWH members. The old electrical panel needs to be replaced next year, the current electrical panel was recalled because it is a fire hazard when the breakers trip.

Open Forum:

Kelleye Rembert wanted to know about the violation letter that the homeowners in her neighborhood signed, and if a letter had been sent to the offending homeowners. President Hale asked GM Mark Pendelton to investigate the matter and advise the Rembert's of its disposition.

Meeting adjourned at 10:25 AM

Next Board Meeting: 7 December 2024

Respectfully submitted,

William K. Thompson

Secretary to the Board