

**MINUTES OF MEETING  
WHITEOAK SHORES OWNERS ASSOCIATION  
BOARD OF DIRECTORS**

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Date: May 23, 2014

Place: WhiteOak Shores Office

Time:

Attending: Jeff Hodgson, President - Nick Garner, Vice President - Mitzie Stavinoha, Treasurer - Gunner Grimsley, Secretary - Rodger Johnson (by phone) – Rick Regan – Jerry Kerbo – John Tarlton  
President Junction MGT co.-absent Mitize Stavinoha treasure.

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1. Jeff Hodgson called the meeting to order, declared there is a quorum. Time 10:00 am.
2. Jeff explained the all that WOS owners and Junction Mgt Company have a few questions and discussion items that needed to be ask, discussed and agreed on between WOS owners BOD and WOS Sewer BOD.

WOS Sewer BOD s present Lois Compton (president) Nick Garner (vice-president), Wanda Hammonds Treasure, Ed Homan and Tom Beranger.

Junction Mgt ask the question “Why does WOS Owners do billing for the Sewer utilities to NON-members of the sewer.” It was stated the Sewer was not allowed to bill non-members and WOS owners agreed to the \$10.00 (now\$13.00) charge for use of the Pool bathroom and showers as an assessment to non-sewer members. It was agreed the assessment is collectable from non-members by WOS owners and would be paid to the Sewer Utilities.

A letter of uncollectable members would be sent to the Sewer Utilities for review and agreement.

The agreement of Lot sales was discussed and agreed to continue as written and signed by both BOD’s.

Tom Beranger asked how many days notice does the management company need for the Re-sale certificate. John Tarlton said ten days.

Billing procedures and policies will be reviewed with Sewer Utilities and John Tarlton after this meeting so the management company can get a better understanding and ask any questions may have. Open to all members that wanted to attend.

**Boat Ramp Repairs:**

1. One bid for \$16,000.00 was reviewed and rejected.
2. Another bid for \$9,000.00 was reviewed and rejected.
3. Jeff’s brother sent an Engineering study and plan for repair of our boat Ramp using WOS as a general contractor hiring sub-contractor companies to do the work described for a cost of \$4,000.00 to \$6,000.00. Motion was made by Edwin Grimsley to accept this plan and seconded by Rick Reagan. Vote passed by majority of BOD’s present and Phone in member. Junction MGT will control this work.
4. Roger Johnson suggested we cut the phone service and internet for WOS Owners side a savings of approximately \$170.00 per month. After discussion this was tabled until Junction MGT Company had been here for a year.

**Open Forum:**

Don McCoy wanted to know if we had insurance to cover any injuries on a contractor working on the Boat Ramp is we were to General Contractor. Example someone reaching under the ramp and being bitten

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**Open Forum cont.**

by a snake or injured on the job. Jeff suggested when we hire a sub-contractor we would do a contract identifying the insurance is their responsibility and not WOS's

Any other open forum items NO-ONE had anything.

Motion to Adjourn made by Nick Garner seconded by Edwin Grimsley. Approved.