

**GRANDE VISTA BAY (GVB)
PROPERTY OWNERS ASSOCIATION (POA)**

2025 ANNUAL MEETING OF MEMBERS - MINUTES

January 25, 2025 • 10:00 AM – 12:00 PM

<u>BOD & OFFICERS PRESENT</u>	<u>BOD ABSENT</u>	<u>GUESTS</u>
Joanne Mielenz, President	None	Jake Strickland, Sentry
Greg Malone, Vice President		
Renee Nelson, Director	<u>MEMBERS/PROXIES PRESENT & ELIGIBLE TO VOTE</u>	
Dewayne Watkins, Director	139 (21.6%)	
Raymond Fumi, Director		
Gary Fridenbergs, Treasurer	<u>MEMBERS ONLINE (ineligible to vote)</u>	
Mary Butler, Secretary	Up to 8	

NOTE: The PowerPoint presentation given during this meeting is attached for additional detail.

In compliance with the Grande Vista Bay (GVB) Declaration of Covenants, Conditions and Restrictions (CC&Rs), Article III, Section 7 regarding how to establish a quorum for the Association’s Annual Meeting of Members: three (3) meetings of the Property Owners Association (POA) were held. In compliance with the GVB Bylaws, Article II, Section 6, the first of those meetings was held at 7:00 PM on the third Monday in January.

MINUTES FOR MEETING #1, January 20, 2025 at 7:00 PM

- I. MEETING CALLED TO ORDER by Vice President Greg Malone at 7:00 PM.
- II. ROLL CALL AND CERTIFICATE OF PROXIES
 - A. Renee Nelson, Nominating Committee Chair, confirmed there are 642 eligible votes and 328 (51%) would meet a quorum for the first meeting.
 - B. Eligible votes represented by Members & Certified Proxies in attendance: 9 (1.4%). This did not meet the required quorum.
- III. ADJOURN AND NEXT MEETING
 - A. Greg adjourned the meeting at 7:06 PM due to a lack of quorum.
 - B. The second meeting of the POA is on January 21, 2025 at 7:00 PM.

MINUTES FOR MEETING #2, January 21, 2025 at 7:00 PM

- I. MEETING CALLED TO ORDER by President Joanne Mielenz at 7:00 PM.
- II. ROLL CALL AND CERTIFICATE OF PROXIES
 - A. Renee Nelson, Nominating Committee Chair, confirmed there are 642 eligible votes and 328 (51%) would meet a quorum for the second meeting.
 - B. Eligible votes represented by Members & Certified Proxies in attendance: 11 (1.7%). This did not meet the required quorum.
- III. ADJOURN AND NEXT MEETING
 - A. Joanne adjourned the meeting at 7:03 PM due to a lack of quorum.
 - B. The third meeting of the POA is on January 25, 2025 at 10:00 AM.

MINUTES FOR MEETING #3, January 25, 2025 at 10:00 AM

- I. MEETING CALLED TO ORDER by President Joanne Mielenz at 10:03 AM.
 - A. Joanne opened with a welcome to Members, reminders to keep the meeting on track, a prayer (led by Dewayne Watkins), the pledge of allegiance (led by Ray Fumi), and the agenda (with the order of business established by GVB Bylaws Article II, Section 10).
 - B. She introduced the elected 2024 BOD & appointed Officers.
- II. ROLL CALL AND CERTIFICATE OF PROXIES – conducted at sign-in by the Nominating Committee & Sentry’s Jake Strickland.
 - A. As determined by the eligible votes represented by Members and Certified Proxies in attendance at the first and second meetings, 11 (1.7%) would meet a quorum for the third meeting.
 - B. Eligible votes represented by Members & Certified Proxies in attendance today: 139 (21.6%). This meets the required quorum set by the previous two (2) meetings, so the third meeting may be conducted.
- III. PROOF OF NOTICE OF MEETING
 - A. The Annual Notice of Meeting letters were mailed to all property owners as verified by the Nominating Committee and Sentry, and as witnessed by the quorum of POA members entitled to vote and present today.
- IV. READING & APPROVAL OF MINUTES of the 2024 Annual Meeting, held on March 2, 2024
 - A. Joanne confirmed the preliminary minutes were e-blasted to Members shortly after last year’s Annual Meeting and handouts of those minutes were available at the sign-in tables for everyone to read. She asked everyone to take a few minutes to review them before approval.
 - B. She offered a revision by adding the words “there would be no cost to the POA” to correct the motion about the CERT trailer.
 - C. Joanne asked for a motion to approve the minutes with the revision as suggested. Bruce Pharis made a motion to approve the minutes as revised; Tommy Briggs seconded the motion; All in favor; None opposed; Motion carried.
- V. REPORTS OF OFFICERS
 - A. Chair of Nominating Committee, Renee Nelson, introduced the Committee members and explained the nominating & voting process for the election of a new BOD.
 1. 2025 Committee members: Linda Clark, Deborah Weinrich, Elaine Carroll and Shae Mitchell who all graciously volunteered their time.
 2. Per the Bylaws, each vote is cast on secret written ballots.
 3. Nominations were opened on November 18, 2024 until January 3, 2025; Six (6) nominations were made and all six (6) nominees met the following criteria:
 - a. Natural person
 - b. Be of legal age
 - c. No conflict of interest
 - d. Current on financial POA obligations
 - e. Willing and able to commit 6-10 hours weekly
 - f. Willing to sign a confidentiality/nondisclosure agreement, if elected
 4. All six (6) nominees wished to be considered as BOD candidates and were asked to complete a 5-question questionnaire, shared with the community via eblast.

5. The six (6) nominees in alphabetical order are:
 - a. Mark Altimier
 - b. Sherry Deppermann
 - c. David Eshoo
 - d. Ray Fumi (Incumbent)
 - e. Greg Malone (Incumbent)
 - f. Mark Stevens
6. Nominations were then opened from the floor. There were none.
7. Tommy Briggs made a motion to close the floor nominations; Sandy Alexander seconded; All in favor; None opposed; Motion carried.
8. The ballots and voting process were explained to the Members. Per CC&Rs/Bylaws, one (1) ballot will be cast in secret per lot represented in person. Each ballot allows a Member to vote once for each of up to six (6) candidates. Members are voting for BOD Directors today, not Officers or appointed Officers.
9. Members were asked to fill in the ballots and then fold and pass them to the end of the aisle for the Nominating Committee members to collect and count as the meeting continued, with results to be announced at the end of the meeting.

B. Director Dewayne (see slides 14-26 for detail)

1. Dewayne provided updates on construction within GVB, real estate status/inventory, communication efforts to Members, neighborhood watch, volunteer teams & accomplishments, volunteer help needed, the POA projects that BOD managed over the past year, Policy & Procedures (revisions, deletions and those under review), and the elevator decision.

C. Director Ray (see slide 28)

1. Ray gave an update on the gates including the extraordinary amount of time and energy required of the Gate Team, cost saving/planning efforts, the focus on safety, quarterly testing of the SOS emergency system, the recently implemented direct inward dialing (DID) system used to report issues efficiently, and other random facts about how frequently the gates are used.
2. He explained how Members can reach out to help the Team.
3. Ray also asked Members to help keep the community clean by picking up trash, animal waste, etc. on the roads, including New Hope.

D. Vice President Greg (see slides 30-36)

1. Greg provided an update on GVB roads including the following:
 - a. Assessment of the ~13 miles of private GVB roads including past assessment assumptions and current significant road issues.
 - b. Estimated costs for road repairs and maintenance – the longer we wait, the more expensive it is.
 - c. He explained the Full Depth Reclamation (FDR) repairs/process.

- d. He discussed the 2024-2025 road repair plan and estimated future road expenses, 10 years out, projected to be ~\$5 million.

E. Treasurer Gary (see slides 38-47)

1. Gary started by saying that the most important point is that GVB POA financials for day-to-day operations are very good.
2. The Reserve balance needs further review to ensure we have sufficient funding to pay for future anticipated expenses.
3. Through end-of-year 2024, financial data including income, expenses and net income were explained, in addition to the balance sheet to “show me the money.”
4. The 2025 budget was compared to 2024’s.
5. The concept of a “Reserve” was explained, including what a “Reserve Study” is and the factors that will need to be considered in determining the Reserve needs for GVB POA beyond 2025.

VI. REPORTS OF COMMITTEES – (see V, A as represented by Chair of Nominating Committee)

VII. UNFINISHED BUSINESS (see slide 50)

VIII. NEW BUSINESS (see slide 52)

IX. ELECTION OR APPOINTMENT OF INSPECTORS OF ELECTION – Historically done by the Nominating Committee (See V, A, 1).

X. ELECTION OF DIRECTORS – The announcement of election results was postponed to the end of the meeting and time was allowed for Member questions & comments, beyond the requisite agenda.

XI. MEMBER QUESTIONS/COMMENTS & BOD ANSWERS: A total of thirteen (13) Members signed up for this and they were called in order from top to bottom of the sign-in sheet. Joanne shared the ground rules (see slide 58). NOTE: If there is a post-meeting BOD answer, it will be in ***bold italics***.

As most of the questions in this section involve the Adjacent Lot Assessment issue recently discovered by the BOD, we wanted to clarify the BOD’s legal position up front before any questions are addressed.

The BOD has spent a great deal of time evaluating the issue and affirming the BOD’s obligation to administer the CC&R’s as written with respect to assessments of adjacent lots before beginning discussions with the POA members affected.

While the BOD worked in earnest on this issue, at times it was necessary to consult with POA’s attorney to better understand POA’s governing documents and BOD’s own obligations to enforce the CC&R’s as written.

It has always been the BOD’s intention to work with those affected along with the POA’s attorney—not to be “adversarial,” - but to provide guidance on the legal issues at hand. Perhaps such a dialogue can occur in 2025. However, based upon advice of the POA’s attorney the BOD has been instructed not to publicly comment further on the matter as it involves pending or threatened litigation. Therefore, we were not able to directly respond to any particular questions at this time.

- A. Member #1: asked about the basis for fines on barking dog violations. He said the fine amount seems high and asked what kind of proof is required to back up such a fine.

BOD ANSWER: Joanne mentioned that BOD does not like to fine Members. She explained that they ask for video/audio recordings as proof when someone reports such a violation. BOD prefers to find solutions to these matters on a neighbor-to-neighbor basis.

Member #1: had time left and added that he would like to follow up with BOD on this. He also wants the one (1) Annual Meeting per year to allow more time for Members to ask questions. He further expressed concern that it seems like the assessments for adjoining lots are based on P&P's and not on the CC&R's.

- B. Member #2: shared his concern that the new adjacent lot policy is penalizing multiple property owners. He said that the process started with the developer's attorney. He asked why the new policy was not on the presentation slide about P&P's; why was P&P 200.4 absent from that slide?
- C. Member #3: withdrew his question.
- D. Member #4: introduced himself as the coordinator for military and first responders in GVB. He and his wife presented a plaque to be placed on display in the clubhouse to honor those who have served, continue to serve, or have passed. He also thanked the military team for cleaning up the flag pole area and mentioned that military personnel can purchase a paver for the walkway there for \$70, if interested.
- E. Member #5: mentioned that he is a property owner affected by the new P&P on adjacent lots. He followed everything he was instructed to do by the developer, Jim Macri. He asked Members how they would feel if they got a new policy now, telling them they were in violation after following all the rules and being approved in the past. He feels threatened by BOD and said this matter would go to court. He expressed dissatisfaction with this decision occurring behind closed doors.
- F. Member #6: mentioned that he was also affected by the adjoining lots issue. He never got a registered letter but was billed twice, without being informed as to why. He mentioned that in the past, he asked two (2) 2024 BOD members (Dewayne and Ray) about it. He directly asked Dewayne if he would be assessed a double fee based on rumors about the topic and was told "no, you will not." He is also unhappy with the closed door nature of this policy decision. He wondered why he is being double billed now when he was told in the past that this would not happen.
- G. Member #7: had a series of questions, first asking why she got an initial letter announcing this Annual Meeting and it was wrong. After that, she got two (2) other letters with the correct date. Following that, she received two (2) bills. She asked how much is budgeted each year for legal fees and wondered who pays for that. She wondered if BOD were to lose a lawsuit, does BOD get charged for the fees?

BOD ANSWER: Dewayne answered that BOD made a mistake with the first Annual Meeting date and BOD accepted responsibility. He explained that they initially set the date of Meeting #3 as the 3rd Saturday of January, but Bylaws dictate otherwise.

Member #7: asked who pays for that mistake?

BOD ANSWER: Dewayne answered that GVB POA paid for the second mailing out of the budget. Renee added that the Bylaws state the official notice must be mailed. Joanne mentioned that Sentry made the mistake on the multiple billing invoices and Sentry will pay the cost for that mistake.

Member #7: asked how much POA is paying for legal fees?

BOD ANSWER: The 2024 budget for legal expenses was estimated at \$18,000. The actual expenses in 2024 came in at \$8,700.

- H. Member #8: reminded Members when BOD took control of the POA from the developer, Mr. Macri. He shared that 14 years prior to that takeover, Mr. Macri had complete control of the neighborhood. He said he was assured by Mr. Macri that he could combine his two (2) lots at the County level and he built his home based on that assurance. The ACC approved his plans and he said he did everything he was asked to do to comply. He asked why this BOD thinks it can reverse previous BOD decisions. He feels like BOD has attacked him, his home, his wife and his retirement.
- I. Member #9: made it clear that he was not expressing concerns about BOD incompetence but asked why BOD brought a lawyer to a Member meeting and wondered how that was not adversarial. He mentioned that he spoke with a BOD member who was not able to share information. He wondered how this was fair. He provided examples of previous approvals (asphalt driveways, roof pitches) and asked if they now would be considered a violation.
- J. Member #10: mentioned that he feels bad for those affected by the adjacent lot P&P. He said that there are 133 pages of rules, regulations and P&P's that we must abide by. He asked BOD to please try to get this down to a reasonable number.

BOD ANSWER: GVB CC&Rs and Bylaws are POA's governing documents. The purpose of P&Ps is to clarify the interpretation of the governing documents or to provide processes for implementation to help provide continuity as Boards change annually. In some cases new rules are established to ensure members comply with state law that might not be addressed in the governing documents. For example, the issue of political signs or hunting within GVB.

- K. Member #11: introduced herself and mentioned that she used to enjoy photographing sunsets at GVB. She shared that she no longer enjoys much of anything these days due to decisions by this BOD, which pitted us one neighbor against another. She also shared that this is affecting her husband's health. She expressed hope that the new BOD would be willing and able to meet with those affected by the adjacent lot P&P without an attorney and reach an amicable and common-sense decision.

- L. Member #12: expressed dissatisfaction with USPS mail delivery. It used to be efficient with previous USPS personnel but now, he never knows when the mail delivery will be. He thought there could be a reasonable solution and wondered if BOD could do anything about having a known period when mailboxes will be filled.

BOD ANSWER: Joanne suggested that these issues be taken to the Rockwood Postmaster. She shared that when this was done in the recent past, they were told that USPS could not find reliable employees. She also mentioned that FedEx and UPS have the same issues.

- M. Member #13: asked how many changes to the P&Ps and CC&Rs were made without debate from Members.

BOD ANSWER: Dewayne said there were zero changes to CC&Rs. Greg offered that P&Ps are based on the CC&Rs. When asked, Greg shared that there were no changes to the ACC restrictions, but just the application documents.

Member #13: asked if the attorney represents the POA or the BOD.

BOD ANSWER: Greg offered that the attorney represents the POA, not just the BOD.

- N. With the sign-in sheet of Member Questions/Comments exhausted, Joanne asked if there were further questions or comments from Members online. There were none.
- O. Spontaneous comments from the floor were out of order and Joanne moved the meeting forward. She reminded Members that open meetings had been offered in the past and they were poorly attended. She also reminded Members that minutes of BOD's Regular Meetings show the topics being considered by BOD.

XII. ELECTION RESULTS

- A. Renee announced the results of the election.
- B. All six (6) candidates were elected to serve on the 2025 BOD and were congratulated.

XIII. ADJOURN

- A. Joanne adjourned the meeting at 12:02 PM.

Joanne is first speaker



Property Owners Association Annual Meeting



JANUARY 25, 2025

10:00 AM - 12:00 PM



OPENING & REMINDERS

■ OPENING

- Call to Order, Prayer and Pledge of Allegiance

■ REMINDERS

- Please silent all phones
- No side conversations. Everyone wants to hear what is being said and presented.
- If you must leave during the meeting, please exit quietly.
- Hold all questions until the Questions and Answers session at the end of the meeting.
- Presentation will be uploaded into Community Pro.
- Length of meeting is scheduled for two (2) hours.

WELCOME

■ WELCOME

- The Grande Vista Bay Board of Directors welcomes all the members of the Property Owners Association to its 2025 Annual meeting.

■ AGENDA

- GVB Bylaws Article II, Section 10 – Order of Business
 - (a) Roll call and certificate of proxies.
 - (b) Proof of notice of meeting or waiver of notice
 - (c) Reading of minutes of preceding meeting.
 - (d) Reports of Officers, if any.
 - (e) Reports of committees, if any.
 - (f) Unfinished business.
 - (g) New business.
 - (h) Election or appointment of inspectors of election
 - (i) Election of directors.



**CURRENT
2024 GVB
BOD**

Joanne Mielenz – President

Greg Malone – Vice President

Ray Fumi -- Director

Renee Nelson -- Director

Dewayne Watkins -- Director

Gary Fridenbergs – Appointed Treasure

Mary Butler – Appointed Secretary

ROLL CALL, NOTICE & MINUTES

- Roll call and certificate of proxies.
 - Confirm a quorum of entitled votes met.
 - Nominating Committee's certification of proxies
 - Confirm 51% quorum of entitled votes met.
 - ✓ Mtg. 1) 9 or 1.4% -- Mtg. 2) 11 or 1.7% -- Mtg. 3) 139 or 21.6%
 - ✓ Nominating Committee provided the total number of members present entitled to vote and confirmed the certified the proxies.
- Proof of notice of meeting or waiver of notice.
- Reading of minutes of preceding meeting.
 - Reading of minutes from the Annual Meeting held on March 2, 2024.
 - Revisions
 - Approval of the minutes.

MINUTES REVISION

1. There is one correction to the March 2, 2024 minutes
2. Section XI, A (i) -- Motion to park the CERT trailer to be no longer than 20 feet at the clubhouse next to the shed. Motion carried.
3. Correction is ---- there would be no cost to the POA.

Next Speaker

Renee

ELECTION

■ **NOMINATING COMMITTEE**

Members of the 2025 Nominating Committee appointed by the 2024 Board of Directors

- Renee Nelson (Chairman)
- Linda Clark
- Elaine Carroll
- Deborah Weinrich
- Shae Mitchell

■ **VOTING PROCESS**

Explanation of the voting process

2025 CANDIDATES





➤ INTRODUCTION OF CANDIDATES

- Mark Altimier
 - Sherry Depperman
 - David Eshoo
 - Ray Fumi (I)
 - Greg Malone (I)
 - Mark Stevens
-

➤ TAKE NOMINATIONS FROM THE FLOOR

➤ CAST BALLOTS

Next Speaker

Dewayne



Officers Reports



CONSTRUCTION UPDATE

2024

December 2024 (End of Year)

21

- Homes Actively Under Construction

19

- 2024 Construction Applications

17

- 2024 CO Granted

14

- 2024 Minor Improvement Applications

2

- 2024 Major Improvement Applications

REAL ESTATE UPDATE

CURRENT INVENTORY

• Vacant Lots for Sale

- Active – 42
- Pending – 4
- Sold to Date – 31
- Range from \$14,000 to \$300,000

Homes for Sale

- Active – 3; ranging from \$1.9M to \$775K
- Pending – 0
- Sold to Date – 1
- Price - \$1,300,000

LOTS OWNED BY GVB POA

1. Lot 157 and 247 are in foreclosure and if they do not sale then they will be listed for sale by GVB.
2. Lot 474 is being processed for foreclosure.

COMMUNICATION

1. Quarterly Newsletter
2. There were 116 Email blast to Residents for the entire year.
3. Preliminary Monthly BOD minutes out with one week after meeting
4. If you want to receive any notification from the BOD, you must setup your account in Community Pro (at Sentrymgt.com) and opt into your account to receive emails.
5. Total work orders submitted were 304 for 2024.

NEIGHBORHOOD WATCH

1. Compliments to all residents for keeping a watchful eye on our neighborhood and alerting Dwain Alexander (412-480-5859) of any suspicious activity.
2. Roane County Sheriffs Department has complimented GVB for their neighborhood watch program.
3. Incidents have been minor in nature:
 - Suspicious vehicles
 - Possible theft from construction site (not confirmed)
 - Unauthorized overnight parking on jobsite and docks
 - Unauthorized fishing from construction site
4. The Roane County Sheriff Department has been making frequent community “drive arounds”.

VOLUNTEER TEAMS AND ACCOMPLISHMENTS

1. Boat Dock Repair Team – John Nelson
2. Boat Slip – Jim Curtis
3. Flag Team – Dwain Alexander
4. Gate Landscaping – Maureen Bryant
5. Gate Maintenance – Robert Nelson
6. Grounds Keeping Crew/Chain Saw – Ray Fumi
7. GVB Events – Regina Durham
8. GVB Newsletter and Website – Karen Malone
9. Information Technology – David Eshoo
10. Neighborhood Watch – Dwain Alexander
11. ACC – Joanne Mielenz, Jeff Wienrich, Greg Malone
12. CERT. - Tabitha Burk, Dennis Walsh

VOLUNTEER TEAMS CONTACT INFORMATION

1. John Nelson; 860-368-9871
2. Jim Curtis; 770-656-3304
3. Dwain Alexander; 412-480-5859
4. Maureen Bryant; 252-341-3538
5. Robert Nelson; 865-466-2678
7. Regina Durham; 865-354-5140
8. Karen Malone; 858-405-0951
9. David Eshoo; 841-630-1249
10. Joanne Mielenz; 865-599-6300
11. Jeff Wienrich; 602-672-9049
12. Greg Malone; 858-204-9267
13. Tabatha Burke; 865-617-5541
14. Dennis Walsh; 865-245-8572
15. Ray Fumi; 708-606-8099

VOLUNTEER ACCOMPLISHMENTS

1. Spring cleanup; 45 volunteer, 11,000 # of trash hauled to dump (\$400), no burning
2. Waterproof threshold along shed doors
3. Cleanup bird nests in breezeway
4. Cleaned chairs, umbrella, tables for pool opening
5. Cleaned clubhouse before July 4
6. Painted faded GVB logo at all gates
7. Found and fixed several water leaks
8. Replaced batteries at gates (in the event of power failure they will open)
9. Striped for 3rd pickle ball court and new nets

VOLUNTEER HELP NEEDED

1. Maintenance team for clubhouse
 - Power washing grill area,
 - Weeding,
 - Keeping gnats, spiders webs swept away
 - Cleaning/washing bird poop

2. Winterize pipes

3. Other areas that need attention:
 - Clubhouse
 - Fences
 - Pool and associated equipment
 - Parking lot
 - Boat slips and ramps

PROJECT MANAGEMENT

1. Evaluated elevator for clubhouse
2. Improve reservation process
3. Road Repairs
4. Gate team
5. Pool
6. Septic tank inspected
7. Mailboxes Restructured
8. Decorating clubhouse and gates
9. Maintaining landscaping at the gates
10. Remove and cleanup all downed trees
11. Dock maintenance and repair
12. Added new pickleball court

PROJECT MANAGEMENT

13. Weed control at Dock 5
14. Rebid Pest Control contract
15. Mailbox restructure
16. AC unit repair and maintenance
17. Developed and approved 2025 budget
18. Replaced fence around pool house, flag pole area and AC units
19. Reservation system
20. Pool Replaster Contract

Policy and Procedure

Purpose: To detail the operational aspects of maintaining and managing the GVB POA, in accordance with the CC&R and Bylaws.

P&P Name	P&P Number	Status
Policy and Procedure Manual	100.1	Revised and Approved
Open Board Meeting	100.2	Revised and Approved
Open Board Meeting Sign in Sheet	100.2a	Revised and Approved
BOD Action Without Meeting	100.3	Revised and Approved
Record Retention	100.5	Revised and Approved
Sign Posting	100.6	Revised and Approved
POA Meetings, Voting and Proxies	100.7	Revised and Approved
Committees	100.8	Deleted

P&P Name	P&P Number	Status
Officers Roles and Responsibilities	100.9	Revised and Approved
Fixed Asset Capitalization	200.1	Being Reviewed
Association Violations and Fine Schedule	200.2	Being Reviewed
Expenditure Spending & Control Authorization	200.3	Being Reviewed

Elevator

Evaluated elevator for clubhouse based upon 2023 survey:

- Ken Lattanzi, Bart Pajor obtained quote of \$325,000 for elevator
- Survey sent out to residents
 - Would you be willing to have special assessment of approximately \$600 per lot to pay for elevator?
- Results were.
 - 23 Yes
 - 231 No
- No further work at this time will be done concerning an elevator at the clubhouse.

Next Speaker --
Ray

Gates

1. Keeping the gates functional within GVB requires a lot of time and energy by the Gate Team (Robert Nelson, David Eshoo, Joe Rypkowski and Ray Fumi)
2. Cost Planning
 - Team has developed a 21 point checklist for routine maintenance to be performed twice per year. This checklist works in conjunction with our contracted maintenance company that does quarterly high –level checks.
 - A small consumable parts inventory is being maintained to aid in faster response to repairs
 - Teaming up with the IT team an active cost saving project will reduce future costs by approximately \$14,500 per year.
3. Safety Focus
 - Team safety standards have been set up (work in teams of two).
 - Use orange cones as warning to traffic
 - Quarterly testing of S.O.S. system that opens gates by Emergency vehicle siren
4. Team implemented a new DID (Direct Inward Dial) phone number which is posted on all cell gates boxes
 - This phone number (865-419-0345) can be used when a gate problem is noticed by a resident.
5. This is how the DID works
 - Call to report gate malfunction and leave a detailed voice message of the issue.
 - An email goes out to the team members
 - Team then communicates who is available to respond.
 - When problem is resolved caller will be notified.
6. Random facts (12/9/24 to 12/15/24)
 - Clubhouse gate opened 1083 times
 - Gate 9 opened 1800 times
 - Gate 1 opened 338 times

Next Speaker
Greg

GVB Roads Update



GVB has ≈13 miles of Private Roads

West side				East side	
West Shore Dr	1.69	Walking Horse	0.41	Appaloosa Trail	1.2
West Mountain Dr	1.62	Eagle Ridge	0.54	East Shore Dr	2.96
Grande Vista Dr	0.41	Coyote Ridge	0.15	Bayshore	0.16
Thief Neck Dr	0.58	Grande Harbor	0.09	Bay Point Ln	0.04
Pointe Vista	0.40	Crane Point	0.14	Cove Dr	0.07
Water View Dr	0.69	Roaming Fawn	0.49	Ridge Top Dr	0.15
Vista Crossing	0.15	Majestic View	0.46	Lake Ridge Rd	0.15
				Reuben Ridge	0.17
				Star Ln	0.12
West Side Total			7.82	East Side Total	5.02

Distance Per TN Property Viewer in Miles

ROAD ASSESSMENT REVIEW

Summary from Mid-Year Meeting

Reserve Advisors provided roads assessment in 2019:

- GVB roads were installed from 2004 to 2014 as different phases were being developed.
- Even though useful life of a paved road is 15 to 20 years, overall condition of GVB roads were considered good to fair in 2019.
- Future expenditures for repairs and replacement were based on phased approach assuming low traffic volume.

Since that time:

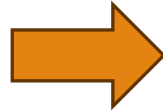
- We have seen a significant increase in home construction
 - ~8 homes/yr in 2019 to an average of ~20 home/yr over last 4 yrs
- Increased age and construction has accelerated need for repairs.

GVB Road Issues

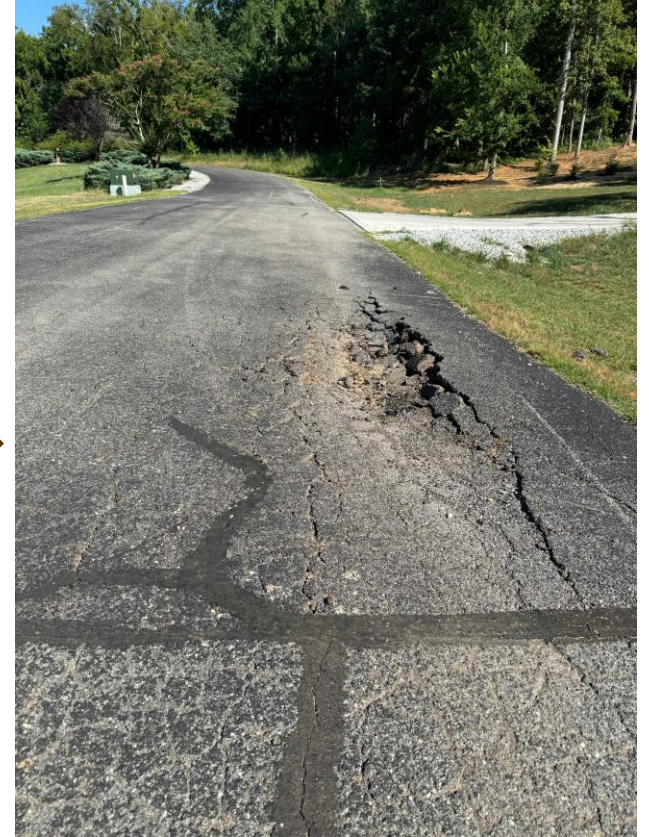
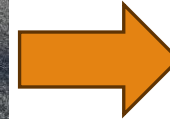
Four (4) major issues showing up on GVB roads



Longitudinal, Transverse, and Alligator Cracks

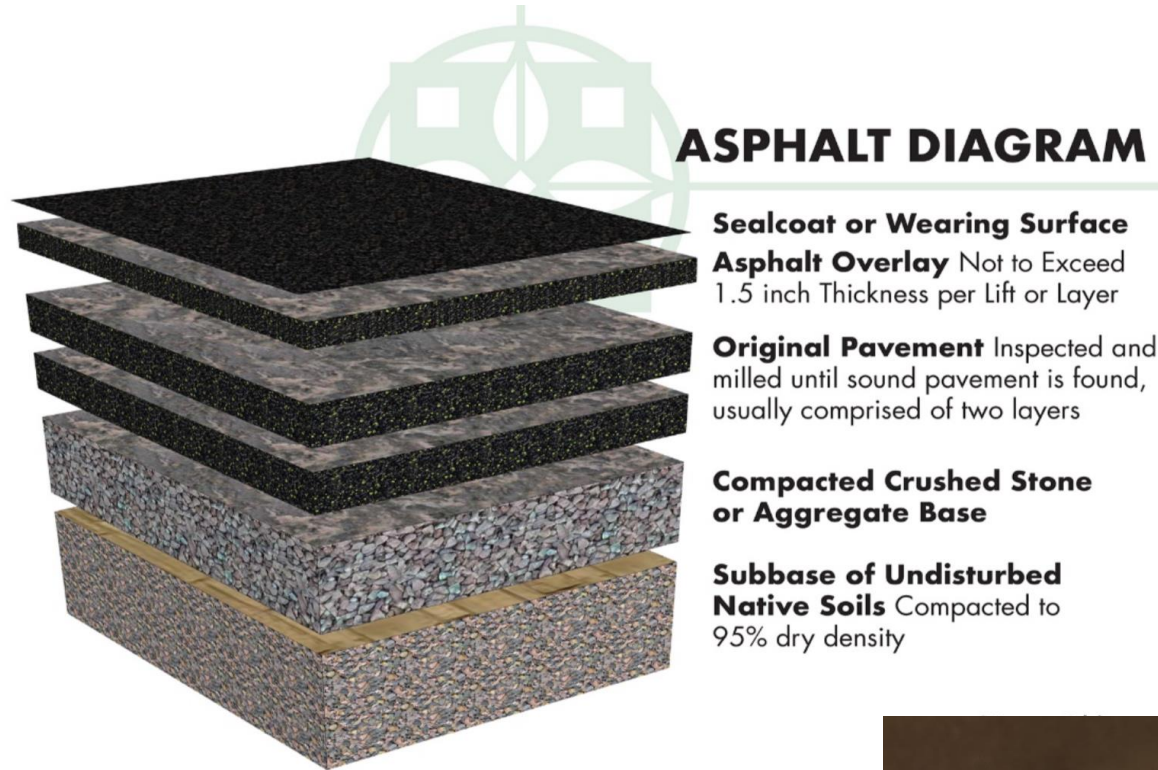


Depressions or Rutting



Sub-base Failure / Potholes

Road Repairs & Maintenance Costs



Type Repair	Cost per sq ft	Life Span Yrs
Crack Fill & Sealing	\$0.35	3 to 5
Mil & Overlay	\$1.60	15 to 20
FDR	\$4.00	20 to 25
Sub-Base Failure Repairs / Patching	\$15.00	3 to 5



Sample from a Full Depth Reclamation (FDR) repair

2024 - 2025 Road Repair Plan

1.4 Miles of Crack fill and wear coat sealer

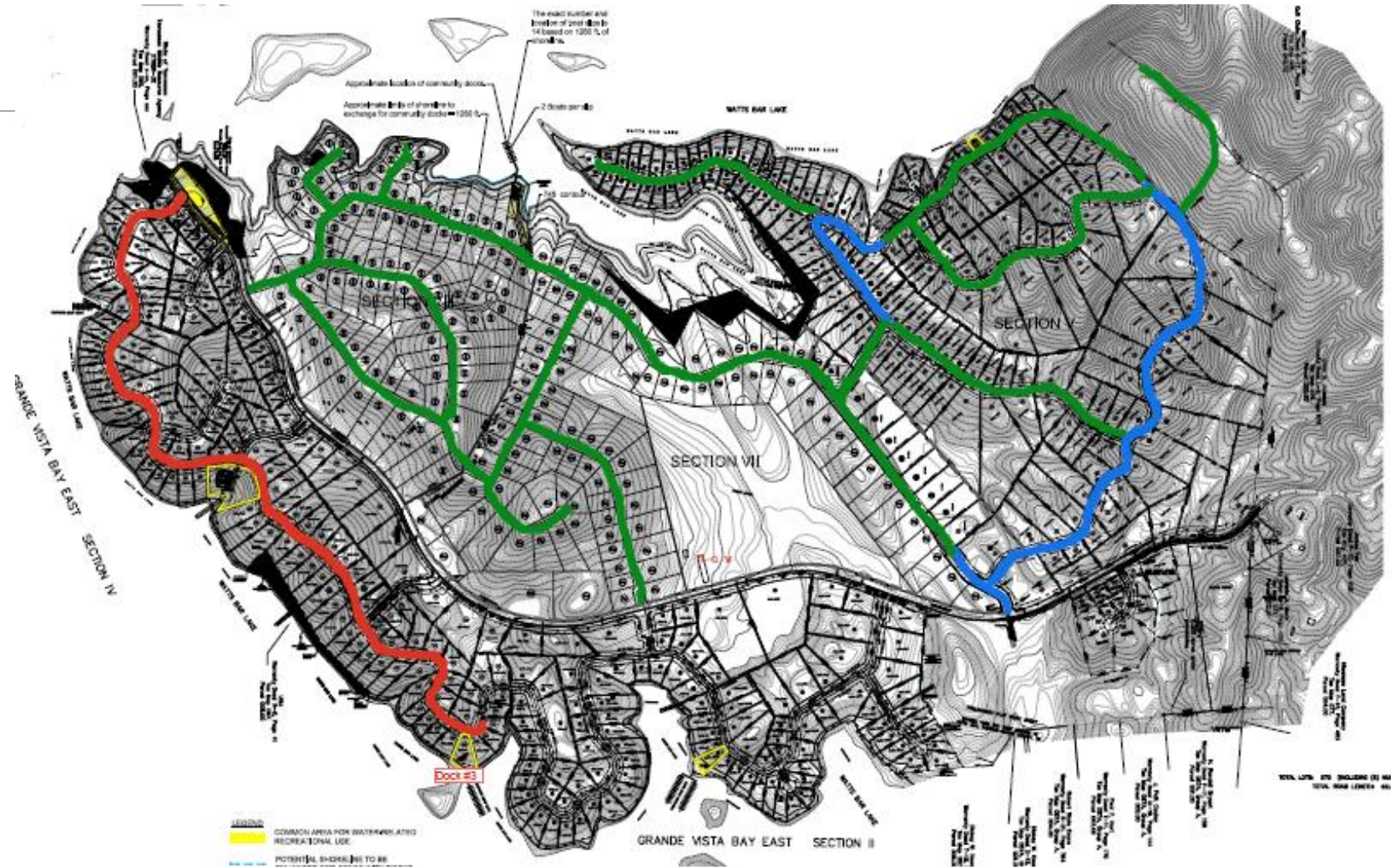
- Completed Oct 2024

1.5 Miles of Full Depth Reclamation

- Cold Weather Delayed, expected to start in April 2025

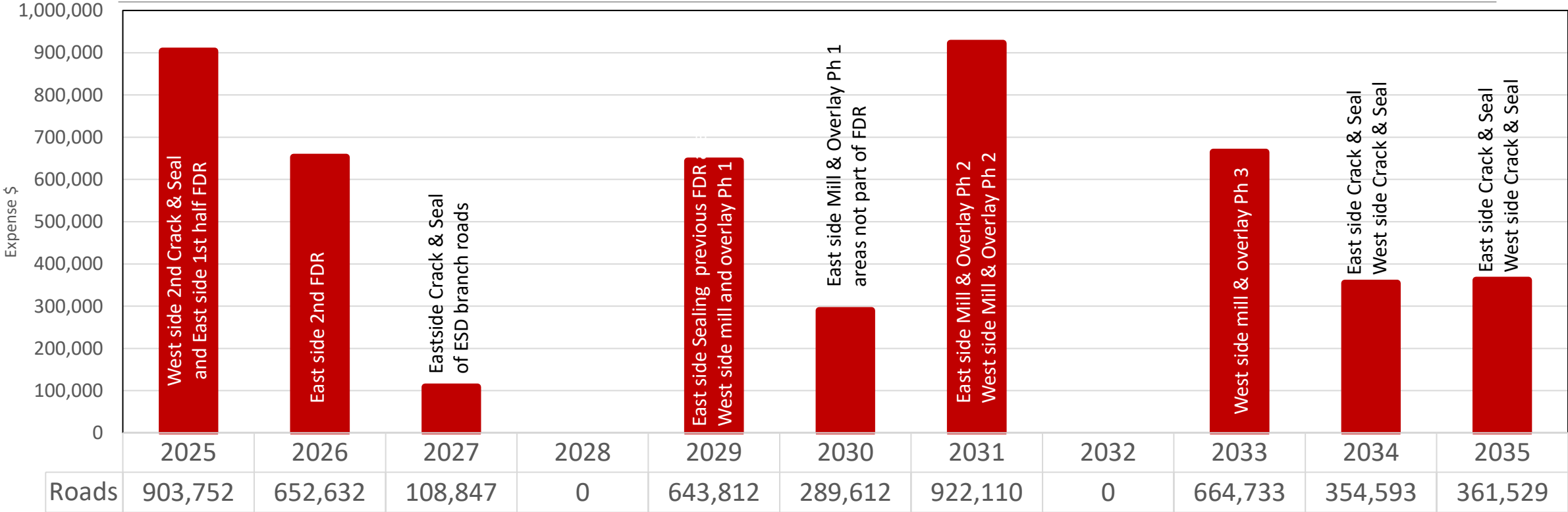
Crack fill and wear coat seal remaining ~6.5 miles of west side

- Planned for Summer/Fall 2025



Estimated Future Road Expenses

≈ \$5M Total over next 10 years



- FDR East Shore Dr
- Crack Fill & Seal West & East side

- Mill & Overlay West & East side
- Crack Fill & Seal FDR sections

- Mill & Overlay West side
- Crack Fill and Seal East side

NEXT SPEAKER

Gary

FINANCIAL

- OVERVIEW OF THE 2024 GVB FINANCIAL RESULTS
- SHOW ME THE MONEY
- OVERVIEW OF THE 2025 GVB BUDGET
- WHAT IS A RESERVE? WHAT IS A RESERVE STUDY?
- OVERVIEW OF THE GVB RESERVE
- FACTORS THE 2025 GVB BOARD WILL NEED TO CONSIDER IN DETERMINING IF GVB'S CURRENT AND FUTURE RESERVES ARE SUFFICIENT

FINANCIAL PERFORMANCE

1-1-24 thru 12-31-24

Category/Account	December YTD Actual	2024 Budget	Variance
Total Income	\$731,780	\$769,750	(\$37,970)
Total Operating Expenses Before For Depreciation & Reserve	(\$481,952)	(\$550,693)	\$68,741
Operating Cash Flow	\$249,828	\$219,057	\$30,771
Depreciation Expense	(\$146,496)	(\$148,692)	\$2,196
Reserve Contribution	(\$100,000)	(\$100,000)	\$0
Total Expenses	(\$728,448)	(\$799,385)	\$70,937
Net Income	\$ 3,332	(\$29,635)	\$32,967

SHOW ME THE MONEY (12-31-24)

Bank	Operating Cash	Reserve	Comments
Enterprise – CKG	\$27,948	N/A	Operating cash to pay the bills
Smartstreet - CKG	\$122,319	N/A	Transferring to Enterprise bank in 2025
Enrichment - Savings	\$5	N/A	Minimum Balance Requirement
Enrichment - CKG	\$632	N/A	Planning to close this account once CD matures.
First Horizon	\$4,681	N/A	\$ available for debit card expenses Sentry
Smartstreet - MM	N/A	\$1,090,249	Money available for Capital Cost
Enrichment - CD	N/A	\$187,131	5.3% CD maturing on 3/20/25
Capital Bank - CD	N/A	\$152,380	5.6% CD maturing on 3/5/25
Total	\$155,585	\$1,429,760	

2024 VS 2025 BUDGET

Category/Account	2024 Budget	2025 Budget	Variance
Total Income	\$769,750	\$732,323	(\$37,427)
Total Operating Expenses Before For Depreciation & Reserve	\$550,693	\$429,147	\$121,546
Operating Cash Flow	\$219,057	\$303,176	\$84,119
Depreciation Expense	\$148,692	\$146,520	\$2,172
Reserve Contribution	\$100,000	\$156,656	(\$56,656)
Total Expenses	\$799,385	\$732,323	\$67,062
Net Income	(\$29,635)	\$0	\$29,635

WHAT IS A RESERVE & WHAT IS A RESERVE STUDY

1. A Reserve is basically money set aside for a rainy day. In GVB's case that money is set aside to pay for the repair and/or replacement of its major assets such as our roads, gates, clubhouse components, pool, docks, lights, etc.
2. Having a Reserve then requires extensive analysis and guesstimates as to how much and when will these necessary expenditure occur and just as important will GVB have the money available to pay for these material expenditures at those times.
3. This determination is very technical and requires professional input through the generation of a Reserve Study.
4. Earlier this year GVB engaged consultants to provide a Reserve Study which was received on November 14, 2024. This Study provides very technical information and is also based upon many assumptions. Upon first review some of the assumptions were erroneous rendering it's conclusions incorrect.
5. GVB has 6 months to submit comments and changes to the Study and thereby updating the conclusions, specifically what should the current Reserve balance be and how much should be contributed annually to the Reserve.

HOW IS THE ANNUAL CONTRIBUTION TO THE RESERVE DETERMINED?

Category/Account	2025 Budget	Reserve Contribution
Total Income	\$732,323	
Total Operating Expenses Before Depreciation & Reserve	\$429,147	
Operating Cash Flow	\$303,176	
Depreciation Expense	\$146,520	\$146,520
Reserve Contribution	\$156,656	\$156,656
Total Expenses	\$732,323	\$303,176
Net Income	\$0	

DEVELOPMENT IMPACT FEES ARE ALSO ADDED TO THE RESERVE BUT CANNOT BE QUANTIFIED.

WHAT IS GVB'S EXPECTED RESERVE BALANCE AT THE END OF 2025?

DESCRIPTIONS	RESERVE BALANCE	EXPECTED FUTURE RESERVE EXPENDITURES OVER THE NEXT COUPLE OF YEARS:
RESERVE @ 1/1/2025	\$1,400,000	<ul style="list-style-type: none"> • ROAD REPAIR FDR FOR SECOND HALF OF EAST SIDE - \$650,000
2025 RESERVE CONTRIBUTION	\$303,176	<ul style="list-style-type: none"> • ROAD REPAIR CRACK & SEAL EAST SIDE BRANCH ROADS - \$110,000
ESTIMATED IMPACT FEE CONTRIBUTION	\$45,000	<ul style="list-style-type: none"> • DOCK AND CONCRETE REPAIRS - \$125,000
ROAD REPAIR WEST SIDE	(\$250,000)	
ROAD REPAIR FDR 1/2 EAST SIDE	(\$650,000)	
POOL RESURFACING	(\$20,000)	
RESERVE @12/31/25	\$828,176	

PAUSE

FACTORS TO BE CONSIDERED IN DETERMINING THE CASH/RESERVE NEEDS FOR GVB BEYOND 2025

1. Due to inflation, the GVB annual HOA fee would need to be about \$1,530 today to have the same buying power as the \$1,250 fee did on January 1, 2020. This is a reduction in GVB's buying power of \$280 from January 1, 2020 when the last fee increase was instituted. At that time the HOA fee was increased from \$1,000 to \$1,250, a \$250 increase. As you can see that increase has been entirely consumed by inflation.
2. Annual inflow of Cash is **FIXED** at around \$750,000. Annual outflow of Cash from operations varies from year to year and is dependent upon the operating expenses (approx. \$425,000 - \$475,000) and the amounts allocated annually to the reserve.
3. Given the current inflow and outflow of cash from operations, is an annual contribution to the reserve of \$300,000 - \$350,000 (i.e. \$750K - \$450K) sufficient?
4. Once the 2024 Reserve study has been analyzed and updated, it should provide an indication on whether GVB's current reserve amount and its annual contribution to the reserve is sufficient to pay for the future repair and replacement costs of its major assets.

SUMMARY

1. Your 2024 GVB Board continued to review and implement cost reduction policies and has taken hard measures to safe guard the value of GVB's assets.
2. Financially GVB is in a strong position with respect to its day-to-day operations. The adequacy of its Reserve is unknown at this time.
3. Money management is getting more precise every day. GVB's cash requirements and it's CD investments are monitored to avoid CD withdrawal penalties.
4. More cash is being parked in interest bearing money market accounts vs. zero interest checking accounts.
5. Assessment delinquencies are being addressed sooner and procedures are being put into place to attach liens on delinquent property accounts sooner.
6. Your 2025 GVB Board has been given all the tools it will need in order to determine and ensure that GVB will have the cash needed to repair and/or replace its major assets at the critical times necessary.

Next Speaker
Dewayne



Unfinished Business



Unfinished Items for 2025

To be validated by new board

1. FDR on E Shore and Develop Repairs/Replacement Plan
2. Landscaping/Mowing Contract Review
3. Fence maintenance (Pressure washing early spring 2025)
4. Spring Dock and common area cleanup – March 22, 2025
 - Debris around dock 3 has been removed
5. Pool Resurfacing – early spring 2025
6. Pool Filter repair - early spring 2025



New Business



New Business (2025 and Beyond)

To be validated by new board

1. Understand reserve study and develop recommendation
2. Investigate mowing contract
3. Continue to focus on maintaining our existing infrastructure including roads, fencing, clubhouse
4. Maintain Storm Water Pollution Prevention Plan
5. Fence Maintenance
6. Continue to build reserve fund
7. Investigate cost saving ideas

HOUSE KEEPING ISSUES

1. There have been incidents in which tables and chairs have been used and then not properly stored.
2. Please stack tables neatly and hang chairs back up on rack.
3. Please clean tables before storing
4. Tables and chairs need to be signed out if taken offsite; Contact Debbie McCoy for code to building
5. After using the bocce equipment, please put it away clean and close the box to keep water out.
6. Please return all pickleball equipment to its proper location.
7. If you see something broken around the clubhouse, lend a hand to repair it if possible or put in a work order. GVB does not have a maintenance person for the clubhouse; it's all volunteer.
8. If you use an umbrella, please return it to the racks on the fence.
9. If you are the last to leave, please lock all gates.
10. Litter control along roadways



1. The BOD does not utilize Nextdoor for any types of communication. No question on Nextdoor will be answered by board members.
2. If any resident has a concern, question, comment or suggestion, please call a board member in order to get the correct information. This will eliminate the "Rumor Mill"
3. Phone number and emails for new BOD will be provided BOD email blasts will come thru the Sentry system (must be opted in to receive the emails).
4. Two preferred ways to submit a Work Order
 - communitycare@sentrymgt.com
 - Call 615-269-7016
5. Please wait to retrieve your mail until AFTER the delivery person has finished and closed all the mailboxes.

HOW TO CONTACT DEBBIE MCCOY

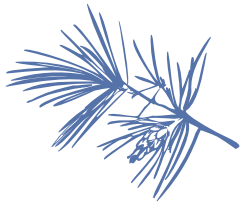
1. In the event any GVB community member needs to contact Debbie McCoy with questions or concerns, here are four ways to reach Debbie (listed in order of quickest response time):
 - Call 615-269-7016 then enter Debbie's extension of 51621. Leave her a voicemail. She works remotely so she may not answer the phone. She will return a voicemail as soon as possible.
 - Call 865-354-1671 which is the GVB clubhouse phone. Leave a phone message and it will automatically be transferred to Debbie.
 - Email Debbie at dmccoy@sentrymgt.com.
 - Put in a work order and it will be routed to Debbie
2. Remember, Debbie works remotely from 8:30 AM EST to 5:00 PM EST, Monday thru Friday. There is no onsite personnel at the GVB clubhouse.
3. Debbie also manages other Sentry properties and has other Sentry meetings/responsibilities and site visits. There are times when Debbie is away from her computer so an immediate response is not always possible, but she will respond as soon as she is able.

Next Speaker
Joanne



Questions and Comments

Ground Rules for Annual Meeting Q&A Session



ONLINE RESIDENTS

If you have a question, please use the chat function. Your question will be read out aloud and the question will be attempted to be answered by a board member.

- All members (speaker and non speakers) must sign in.
- Members interested in asking questions at the end of the annual meeting must place an “X” in the “Members Comments” column of the sign in sheet.
- The POA President will preside over the Q&A Session.
- POA member speakers will be called in succession beginning from the top to the bottom of the sign-in sheet.
- Each member is to approach the podium before asking question.
- Each member will be allotted three (3) minutes to ask their questions.
 - a. The timekeeper will signal the speaker when 30 seconds remain, and their time is up.
- No follow up questions will be allowed due to time constraints.
- After all members that have marked in “X” in the Members comments have asked their questions and if there is time left, other residents may ask a question.
- Questions will be attempted to be answered by a board member. In some cases, additional time may be required to research the question.



All slides and handouts
will be available on
Community Pro



Next Speaker
Renee or Deb



Election Results



Thank you

- Please take the time to thank the previous board members
- Congratulate the new board members
- Offer your support so that we can all continue to enjoy Grande Vista Bay as our home
- Meeting is adjourned

