

CHICKASAW ASSOCIATION BOARD OF DIRECTOR'S ANNUAL MEETING
AND MONTHLY MEETING SUMMARY MINUTES
August 27, 2022

Board Members Absent: None

POA Members Present: 42 in person, 40 by Zoom

President Pat Dennis called the meeting to order at 10:00 a.m. Pat recorded the approval of the minutes of the July monthly meeting and reminded the audience that the minutes are available on the website.

Shari Waldo, Chairperson of the 2022 Election Committee, announced the results of the ballot count. Bill Callahan and Pat Dennis received the two three-year terms and Karl Reebenacker received the two-year term.

ADMINISTRATION/OPERATIONS (Pat Dennis): Pat gave an update on the Moxley-Brown property easement agreement. The owners have a new attorney who recently contacted POA attorney, Sam Albergotti, to express their displeasure with the restrictions in the agreement, in particular the limit on the number of homes. According to their attorney, the owners want to sell the property and want as few restrictions as possible to get the maximum price. Sam is going to do further research and prepare an abstract detailing the history of the property. When that is complete, further negotiations will take place to try and reach an agreement that is acceptable to both parties.

FINANCE/SHORT-TERM RENTALS (Becky Black): Short-Term Rental Committee: The comparative Covenant review has been completed and the Bylaws review is underway. Questions brought up by the committee for legal review are pending response from the POA's attorney. These will also help guide development of future language. Finance: Becky reviewed the 7/31/2022 financial statements for Chickasaw Association, Chickasaw Utility and CPGA, Inc. The reports are attached as a part of these minutes.

SAFETY AND REAL ESTATE (Nancy Aden): Safety: A committee was formed to earlier in the year to address security issues at the dry dock and around the community center. Cameras and lighting were added to both areas. Faded signage has been replaced and a few signs added throughout the community. Residents are encouraged to reduce their speed and stop at stop signs. Nancy thanked Dan Nerdig, Terri Crabtree and the gate staff for their work during the transition to Gatehouse Solutions. UpCountry Fiber: Chickasaw Point was one of two communities chosen for initial construction phase in Oconee County. Currently there are 350 homes in Chickasaw enrolled.

AMENITIES/ARCHITECTURAL COMPLIANCE (Rick Cochell): Amenities: A proximity card reader was installed at the pool, which allows property owners in good standing to independently access the pool using the card reader located on the left side of the pool gate. To exit the pool, press the red button to the right of the gate. Chickasaw's pool is a Type B pool, which does not require a lifeguard or attendant to be on duty. All property owners using the pool should be diligent in following pool etiquette and cleaning up before they leave, i.e., close umbrellas, throw away trash, etc. In case of emergency, there is a land line phone to call 911. The pool is monitored by cameras 24/7 with audio-visual capabilities. The old basketball rim and backboard in Papoose Park were damaged from someone playing at the court and could not be repaired. A new backboard and rim have now been installed and are ready for action. In the past month, several projects were completed at the community center: Began replacing water marked ceiling tiles; made some small repairs to the Women's Bathroom; installed two outside speakers on the deck and replaced the sink in the Men's Bathroom. The courtesy dock has been updated to be ADA compliant. Mike Jacobs of Advantage Services installed a cement

pad to raise the steps on the courtesy dock to allow unimpeded access to the platform. Some other minor repairs were also made to the dock. Architectural Compliance Committee (ACC): The ACC Team wants to remind everyone to complete an Exterior Change Request and get approval before moving forward with a project, including cement work being done on Corps property. There have been 96 Exterior Change Requests received to date. There are currently five new homes under construction and two planning to start soon. In the coming month, the ACC team will be reviewing the community for Covenant violations. Letters will be sent to property owners who are not in compliance, notifying them of the violation and giving them thirty days to remedy the situation.

ROADS (Mike Dittmer): Mike review road work done over the past six years including 25 roads that were patched, five that were paved and 32 that were striped, along with weed control and erosion control work and crack sealing.

LONG RANGE PLANNING (Joe Steinkirchner): Certificates of Recognition were presented to the following participants in the Great Ideas Contest: Barry & Mary Curran, Joyce & Mike Dittmer, John & Mary Wendorf, Charlie Nagle, Karen & John Bignelli, Todd & April Koenitz and Charles Wallace.

CPGA/GOLF COURSE, COMMUNICATIONS, EVENT CENTER OPERATIONS (Kim Wolcoveick): Jasmine Jiminez has been hired as the Overlook's Food and Beverage Manager and Victor Rojas has been hired as Executive Chef. Both have over ten years of experience in their respective fields, including hiring and training staff. The Overlook logo has been finalized and will be used for branding and marketing. The domain name TheOverlookCP.com has been purchased and website development will be included in the POA website update. Discussions are underway with potential F&B vendors (food, wine, beer, and liquor) and other service vendors as required. Customization of Club Caddie, the new POS system, is underway for both the golf course and restaurant. CPGA: Golf membership renewals are due in September; emails went out with a link to the application. Golf course projects update (in no particular order): Repair/extension of approximately 4000 feet of cart paths (capital project 2022), relocate pro shop to the new building, repaint cart barn/add siding to match The Overlook, repairs to maintenance building, add bathrooms on hole 4, finish sand traps, replace irrigation system, review guard rails on #6 & #7 paths, add plants to hillsides on multiple holes for erosion

NEW BUSINESS: None.

The meeting adjourned at 12:05 p.m.