

CHICKASAW ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES – 1/15/2024

Board Members Absent: Bill Callahan, Rick Cochell
POA Members Present: In Person: 27, By Zoom: 30

The meeting was called to order at 7:00 PM by President Pat Dennis.

Administrative: Pat Dennis reported that due to the change in oversight of the restaurant from the POA to CPGA, a member of the CPGA Management Team would be giving a report at the monthly POA Board Meetings. Pat went on to report that despite the resignation of two key staff members, the Overlook restaurant operated as normal in December. Pat thanked both the staff and volunteers who worked together to make that happen. Amanda Lewis has been hired in the role of Executive Chef/Front of House Manager. She will start mid-February.

Roads and Covenant/Bylaws Revision: On behalf of Bill Callahan, Pat Dennis gave the following reports: Roads: After careful evaluation of the roads with both our professional paver and the Roads Committee, plans for repaving are in place. We are trying to avoid letting roads get so bad that they require milling (grinding up of the entire road) before paving. That is so much more expensive. Part of Pineneedle will get an upgrade and the remainder of South Hogan will be patched, repaired, and repaved. A long-term plan has been put in place to repave sections of roads as the budget allows in our attempt to prevent major damage. As the weather warms, road painting projects will resume. If anyone has specific concerns, feel free to contact Bill Callahan at cp.wmccdds@gmail.com or 864-247-9616.

Covenant/Bylaws Revision: The Committee began working on Covenants updates last January. After many months of meetings, public forums, town hall meetings and legal substantiation, the first ballot was sent to the community. All three issues passed overwhelmingly; the ballots being certified on October 30, 2023. As required by the Covenants, the ballot requires a second vote. The second ballot will be mailed to all owners in good standing on February 1, 2024. All POA Members are encouraged to vote. Assuming the second ballot passes, the Committee will begin working on updating the Bylaws. Some changes will be necessary in response to changes in the Covenants. Other issues will be evaluated for additions, changes, and other updates. We will keep the POA Members informed of our progress. Again, any questions or input is welcomed.

Finance: Becky Black reviewed the 12/31/2023 financial statements for Chickasaw Association, Chickasaw Utility and CPGA, Inc. The reports are attached as a part of these minutes.

Amenities and Architectural Compliance (ACC): On behalf of Rick Cochell, Becky Black gave the following reports: Amenities: Working on the infrastructure of the Community Center. Projects underway: American Renovations will be repairing the flashing of the upstairs chimney (the major cause of the leaks) along with other compromised areas on the roof and walkway. We are in the process of filing an insurance claim on the roof because of wind and storm damage. Mary Anne Peschier, the Team Lead for The RV Park program completed the following tasks: On December 28th we had our first of several RV Park landscape work sessions. Blowing the leaves back, trimming trees, bushes and cutting grass. A special thanks for those that helped: Mary Anne Peschier, Donna Menzies, Jeff Grosse, Brian Ackerman, Charlie Nagle, Wayne Gugel, Jim Clack and Rick Cochell. We have a new phone number and email address specific to the Park. Developing a sign at the entrance identifying that this is a private park belonging to Chickasaw Point. Final touch's and ready to be produced next week. Creating a new rate structure and reservation process. A second round of landscape sessions will be planned for later this month. Establish an RV Park brochure for all campers which will include Rules, Rates, local area, and emergency information. We will unveil the total program at next month's meeting.

ACC: Ten applications have been submitted thus far this month for a total of 10 projects this year to date. The exterior application forms for new construction or miscellaneous exterior improvements are available on the Chickasaw Website: chickasawpoint.com or in a letter stand outside the POA office. ACC questions should be referred to Rick Cochell or Greg Distler. Currently there are six homes in various stages of construction.

CPGA Management Team: Bob Senita reported that the golf course will be closed through Sunday to protect the greens from the severe temperatures expected. The finances continue to look good on the golf course. 2024 project planning is underway. The team is looking forward to the experience and knowledge Amanda Lewis will bring when she joins the Overlook staff in February.

Safety and Real Estate: Karl Reebenacker reported the following: Safety: There is an emergency reporting and notification System available free of charge from Oconee County. The link to the website for signup is: <https://www.smart911.com/smart911/ref/reg.action?pa=oconee> An Inquiry has been received from Oconee Emergency Services regarding doing fire inspections on Chickasaw facilities. Will reply back this week. Need to understand scope and purpose of fire inspections.

Communications & Public Relations: Kim Wolcoveick reported that the Marketing Team was created to review current activities and develop plans and actions to promote Chickasaw Point, the Golf Course and The Overlook. The committee members are Rick Olsen, Chairman; Becky Black, Bev Brauer, Darragh Geist, Ken Grabowski, Shelly Harris, Don Smith and Kim Wolcoveick. Marketing activities undertaken thus far: Engaged with Oconee County and updated our status, including highlighting our golf course and The Overlook on the Visit Oconee, SC website. Hosted representatives from Visit Oconee for lunch and tour. Reestablished our membership and relationship with the Oconee Chamber of Commerce. Initiated a news article in the Seneca Journal newspaper. Created a full-page advertisement/article in the Hartwell Lake News, Fall 2023. Rented a billboard on highway Rt. 11, northbound visible after coming off I-85, exit 1. Secured the chickasawpoint.com web domain and updated the community website. Created a new golf course brochure (including introducing The Overlook) and distributing this brochure campgrounds, parks, welcome center, local businesses. Created a targeted geo-fencing ad for Facebook. Replaced missing Chickasaw sign on Hwy. 11 and ordered 2 additional Overlook signs to add to the existing sign. Established social presence on Nextdoor (800+ hits each time). Wrote, distributed and analyzed results of an Overlook survey. Drone video of The Overlook was produced by Randy Woodson and posted on the website. Utilized the photography services of resident Kenny Fey to help communicate the beauty of and the offerings of The Overlook. Regular communications designed by Bev Brauer distributed through Constant Contact. Custom advertising for food ordering installed on every golf cart. Direct mail campaign to local communities (Port Bass, Rt. 11, Fair Play, Foxwood Hills)

Long-Range Planning: Nancy Aden introduced Dave Daffner from the LRP Recreation Committee. Dave reported that due to input received from the community after the original presentation was made at the Townhall Meeting, it had been determined that the fitness trail only would remain in the original location near the dog park and the Pickleball, Bocce and Horseshoe courts would be moved to a more secure location within the Chickasaw Point community. The new proposed location for these amenities would be to the right and left of the entrance driveway to The Overlook. This change moves the amenities to a more secure area and eliminates the need for the addition of a restroom at the front, reducing the overall cost by \$100K – from \$300K to \$200K. Proximity to the Overlook means additional revenue potential for the restaurant. Since there is no budget available, the intent is to raise the funds through various fundraising activities and a capital campaign. Currently, the committee is seeking Board approval to proceed with the revised plan. Additional volunteers are being sought to manage fundraising campaigns, capital campaigns, kickoff party/campaign and construction oversight. Nancy Aden made a motion to accept the LRP Recreation Committee's revised plan, and Kim Wolcoveick seconded the motion. In response to Becky Black's question concerning Board approval of any future revisions to the plan, Pat Dennis added that any changes to the revised plan would require another presentation to and approval by the Board. With that addition, the Board approved a motion to accept the LRP Recreation Committee's revised plan.

No new business.

The meeting adjourned at 8:29 PM.