

CHICKASAW ASSOCIATION BOARD OF DIRECTOR'S MEETING SUMMARY MINUTES

May 16, 2022

Board Members Present: In Person: Nancy Aden, Rick Cochell, Pat Dennis, Joe Steinkirchner; By Zoom: Becky Black, Mike Dittmer, Kim Wolcoveick

POA Members Present: 7 in person, 45 by Zoom

President Pat Dennis called the meeting to order at 5:00 p.m. The minutes of the April 18, 2022 Board Meeting have been reviewed, approved and are available online at:

<https://www.chickasawpoint.org/index.php/poa/documents>

ADMINISTRATION/OPERATIONS (Pat Dennis): Pat gave a brief update on the Moxley Brown property located off Oconee Avenue, which is not part of the POA. The property is landlocked by POA property, and the owners have requested an easement to gain permanent access to the property. The POA attorney drafted an easement with restrictions, and it was presented to the property owners' attorney. Their attorney stated that the owners were disappointed with the number of restrictions and would respond at a later date. So far, no further response has been received.

LONG RANGE PLANNING (Joe Steinkirchner): Joe introduced Darragh Geist to give an update on the work being done by the Long-Range Planning (LRP) Committee. Darragh thanked the LRP Committee and the 271 property owners who responded to the survey. She stated that the LRP Survey was structured to serve as both a Long-Range Planning document and as a vehicle to obtain feedback on several immediate concerns facing the Board. From that feedback, the committee has provided four mini-survey summary reports for the Board to review and to share with their sub-committees on the topics of Security, Short-Term Rentals, Pocket Neighborhoods and Assessment Funding Options. Currently, a fifth summary report of the Event Center survey questions is being compiled and will be provided to Kim Wolcoveick for use by her Event Center Operations Committee. Other community concerns and interests, such as Amenities and Roads, will be addressed later in the Long-Range Plan itself.

Joe Steinkirchner reported that the Nominating Committee currently has five candidates who have volunteered to run for the Board. There will be a Meet and Greet with the candidates for the community on July 16.

FINANCE/SHORT-TERM RENTALS (Becky Black): Finance: Becky reviewed the 5/31/2022 financial statements for Chickasaw Association, Chickasaw Utility and CPGA, Inc. Her report with explanatory notes is attached as part of these minutes. Short Term Rental Committee: Now that the short-term rental data is available from the LRP Survey, the committee will regroup to review the information. The next step will be to chronologically map the changes that have been made to the Covenants and Bylaws since the community was formed. This information was requested by the POA's attorney and will become part of the background research needed to address short-term rentals.

SAFETY AND REAL ESTATE (Nancy Aden): Real Estate: The POA has entered into agreements to sell four POA-owned lots in the last thirty days. There is potential to use some of the POA owned lots as green space or future amenities. Safety: Stop signs, speed limit signs and a no turnaround sign have been ordered and will be installed in various places throughout the community. An email has been sent to Chickasaw property owners concerning the new security system that is being installed. More information will be forthcoming from Dan Nerdig. Two other safety items: 1. Slow down. More people walk during this time of the year and glare from the sun can make it difficult to see the road ahead. 2. With guests and grandchildren visiting, please

remember that if they don't have a driver's license, they can't drive a golf cart. The Board has received a request to install a pool chair lift at the pool. In her role as Safety Director and as a Certified Pool Operator, Nancy met with Rick Cochell, Amenities Director, and the couple requesting the lift to discuss the request. The meeting was only to gather information and discuss options and concerns, not to decide either way. As a private pool, Chickasaw's pool does not fall under the ADA and is not required to have a lift. There are liability concerns, safety requirements and other unknowns involved that must be thoroughly researched and fully understood by the Board before a decision can be made. More information will be forthcoming.

AMENITIES/ARCHITECTURAL COMPLIANCE (Rick Cochell): Amenities: The Chickasaw Pool is opening May 19. The deck surrounding the pool has been pressure washed, along with the tables and chairs, by the pressure washing team of Joe Steinkirchner, Gary Clark, Jim Clack, and myself. A new, decorative entrance gate will be installed. The RV Park is being reopened under the new protocols, procedures and pricing that is available online at <https://www.chickasawpoint.org/index.php/poa/documents>. Reservations are to be requested via email to cpcampground@gmail.com. In addition, an appraisal of the RV site is being scheduled to assess the value of the property. 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. Also, don't forget to adhere to Oconee County's Codes regarding project permitting. There are currently seven new homes under construction in the community and one new home planning to start in several weeks. The committee is creating a handout for residents that will review the correct protocol for submitting requests, emphasize safety and highlight other general ACC information. In closing, a reminder regarding cement work: Any cement work done on Corps' Property still requires submittal of an Exterior Change Request. Unless the cement trucks are entering via the lake, road use fees still apply.

CPGA/GOLF COURSE, COMMUNICATIONS, EVENT CENTER OPERATIONS (Kim Wolcoveick): Event Center Operations Committee: The Point-of-Sale system to be used in the restaurant and pro shop has been selected. The contract review is pending. Implementation schedule planning will follow. The "Name the Facility" contest is complete. *The Overlook at Chickasaw Point* is the winner, submitted by Debra and Howard Herrick. With the name chosen, options for logo development and local marketing activities are being reviewed. Overlook Hiring: There are two key leadership positions actively being recruited through multiple sources: Executive Chef and General Manager. The recruiting environment is challenging and the number of qualified candidates limited. If anyone knows of a candidate for these roles, please have them send their resume to chickasawp@gmail.com for immediate consideration. Start up plans and operations will continue to be evaluated based on staffing needs and constraints. CPGA: Greens aeration has temporarily depressed outside play, but that is expected to pick back up when the greens heal. Despite numerous rain days, YTD revenue is very close to 2021 revenue numbers. Of the rounds played at the course, Public and POA members make up 44% and Golf Course Members make up 56%.

ROADS (Mike Dittmer): D&G Owens Paving completed the following work at a total cost of \$54,603: Cleaned, patched, leveled, and repaved Wapiti Lane, \$18,275; Patching, \$30,228: Cheyenne 30x4, 90x4, 6x6; Arrowhead 8x6, 57x6, 19x5, 22x12, 95x5, 10x7, 40x22; Camellia 118x10, 42x19, 13x4; South Hogan 38x9, 26x9, 27x18, 15x9, 4x5; Chickasaw Drive 12x8, 111x8, 9x9; Point Place Drive 6x9; Iris Court 15x9; Cheyenne Drive 123x5; Indian Hills Drive 11x4; South Sundew Drive 28x3, 6x8, 24x3; North Sundew Drive 127x9, 55x22; Saw cutting and six loads of rocks, \$4,600; 227ft of curb work on Sheldon Lane, \$1,500. D&G is preparing an estimate to pave the front entrance. Striping was completed at the boat ramp. The parking spaces are white. A yellow stripe was added at the rear of the boat parking spaces to encourage boaters to pull their vehicles forward far enough to get their trailer out of the road. Additional crack sealing and shoulder work will be done in the near future.

At the conclusion of his report, Mike Dittmer resigned his position on the Board effective August 27, 2022. Mike stated that he would continue to help his replacement but felt that it was time for him to step down and let someone else have the job.

Pat Dennis thanked Mike for his six years of service to the community. Mike has two years remaining on his three-year term, which means there is a third opening to be filled in the upcoming election. The candidates with the two highest number of votes will get the two three-year terms and the candidate with the third highest number of votes will get the two-year term.

NEW BUSINESS: None.

The meeting adjourned at 6:16 p.m.