

**Seven Lakes Landowners Association  
Board of Directors Special Meeting  
Friday, May 18, 2007  
West Side Park Community Center**

**Call to Order:** The president called the meeting to order at 1:02 p.m. Present: Mary Anne Fewkes, Jim Haggard, Kathy Kirst, Ray MacKay, Bill Mamel, Blaine Rowland, and Ed Tuton. Absent: Hugh Beckwith and Jo Nicholas. Also present: Tony Robertson, community manager. A quorum was established. The purpose of the meeting was to discuss the current and future status of the Association's entry system.

**Current Status of Entry System:**

The entry system at the East (back) gate was severely damaged by a lightning strike, and is inoperable.

**Entry System Options:**

1. Repair present transponder system. Initial estimated cost before tax: \$14,732.42.
2. Replace with barcode reader system. Initial estimated cost before tax: \$47,411.44.

Tony Robertson reported that an insurance claim regarding the damage to the system has been filed, and is in the hands of an adjustor. The deductible amount is \$1,000.00.

**Current Proposals:**

Cost estimates, as outlined above, were received from the vendor that installed the current system. The president proposed that the Long Range Planning Committee examine alternatives with other vendors, and report its findings to the board for final determination.

An informal poll of board members was taken to ascertain whether repair of the present system, or replacement by barcode readers was preferred. Those in favor of repair were Mary Anne Fewkes, Kathy Kirst, Ray MacKay, and Ed Tuton. Those favoring replacement were Bill Mamel and Blaine Rowland.

**East Gate Security Options Pending Repair or Replacement:**

After considerable discussion, it was decided the best option is to close the East gate between the hours of 10 p.m. and 6 a.m. until the system is repaired or replaced. This will be done once appropriate signage is prepared.

**Other Points of Discussion:**

Ray MacKay reported plans to repair and repave the entry side of Lakeway Drive from Longleaf Drive to an area just below the mail house.

Tony Robertson outlined a situation where a builder may be violating community rules by placing “For Sale” signs on properties which have been issued certificated of occupancy.

With no objection, the meeting adjourned at 2:28 p.m.

**Action Items to be Resolved:**

1. The Long Range Planning Committee is to contact vendors of security entry systems to determine best and most economic alternative in the repair or replacement of present system.
2. Hugh Beckwith and Charles Merial of the Judicial Committee to provide an opinion regarding the procedure to be followed regarding “For Sale” signs where certificates of occupancy have been issued for the property.

Respectfully submitted,

Ed Tuton, Secretary