

Unicoi Springs Camp Resort
Board of Directors Meeting Minutes
September 21, 2024
Activity Building 1:00pm

Board Members Present:

Jeff Nunnally (President)	Becky Manley (Treasurer)	Yvette Dunford (Secretary)
Danny Candler	Kathy Carpenter	Dominic Orlando

Call To Order: Jeff Nunnally

Please turn off or mute your phones, limit coming and goings along with conversation between yourselves. If you have any questions or comments, please hold them and you will be given time at the end. There will be no audio or video recordings of this of this of any board meeting.

Prayer: Lonnie Bennett

Pledge Of Allegiance: By All

Jeff Nunnally – President

*Voting Process: Votes were either mailed in with Yes, No or By Proxy for Covenants and Some Came To Vote In Person Today. If you voted by Proxy and are here today then you will not be able to live vote on By-laws and the Board Of Directors will vote your Proxy. If you voted Yes or No or are here to live vote then you received a paper with the number of Deeds you own written on it and that will be your voting Paddle for By-Law Voting if in a few minutes it is determined that we have met our quorum need to proceed with changes. When time to vote we will ask that you hold up your Paper and keep it held up till the Three (3) person count team comes around and counts your vote for Yes or No on these motions.

*Special Thanks to Greg Norton for heading up vote counting team. Greg is retired from the Federal Reserve, his is Bonded and he and his team did the count yesterday and finished up today. Please Greg Thank your full team for their volunteer work through all of this.

***Motion 1** To Approve Minutes From The August 16, 2024 Meeting

Made By: Danny Candler / **Second By:** Dominic Orlando / **Yea 7 / Nays 0 / Abstain 0**

*We are going to start with By-Law changes, you all received in the mail that we would be discussing by-laws in the meeting so jump in and get started.

Kathy Carpenter – Board Of Director Volunteer Time For Eligibility

**One of the requirements for running for the board is that you have to do volunteer time here in the park at schedule events or projects. Currently it states that you must have Volunteered in the last three years. It is hard to keep up with the people, time and dates over

****Question By Owner:** Please clarify what is needed for the covenant change
Answer By Avery: 2/3rds of the 1,861 un-divided interest holders.

*******Announcement Of Numbers Voting or In Person:** Avery Archer – This is a quorum present we have 231 present and 78 Proxy votes for total of 309. There needs to be a Yea vote of 2/3rds for a total of 206 for changes in By-laws today. With these numbers there is not enough to change the covenants, so the covenants cannot be amended at this meeting.

***Motion 2:** To reduce the number of years of volunteer time to qualify an owner for eligibility To run for the Unicoi Springs Board Of Directors from three years to one year with minimum Of 10 hours as well as five park sanctioned events

is Made By: Kathy Carpenter / **Second By:** Yvette Dunford / **Yea** 163/ **Nays** 13 / **Proxy** 78

Avery tallied the votes with the board voting Yes on Proxys for 241 and needed 206

MOTION #2: PASSED and will be changed in the By-Laws

Dominic Orlando – Here lately we are kind of being trashed questioning our integrity, mostly on the ridiculous Facebook page. So for that reason I think that it is important for the integrity of the Board no longer be in question. So because of that I would like to see the following for Background Checks For Perspective Board Of Directors Candidates

****Second item which would be Motion #3:** To require all perspective board member candidates to Submit for a background check to be turned in with their Unicoi Springs Board of Directors Application. The respective Offenses include : Any Drug Related Felonies / Violent Crimes Felony or Misdemeanor / Assault / Sexual Offenses / Burglary / Grand Theft / Larceny / Business Related Felonies.

****Question By Owner:** Is this a stand alone motion or motion to amend By-Laws
Answer By Jeff – This is motion to amend By-Laws

****Question By Owner:** Does this include Violent Crimes both Felony and Misdemeanor
Answer By Jeff; Yes

****Question By Owner:** Does the applicant submit the background check or do they submit approval for the Board to do the background check

Answer By Jeff; They would submit for the office to do the background check, The Board will have nothing to do with it and there will be an appeal process if anyone can prove something is incorrect in their history. The background would be completed and passed before application would be accepted. This is the same one we currently do for all our hired employees

Any drug Related Felonies / Violent Crimes Felony or Misdemeanor / Assault / Sexual Offenses / Burglary / Grand Theft / Larceny / Business Related Felonies. There will be an appeal process for any denial of any ownership or transfer of a deed.

Danny Read The above again ---

****Question By Owner:** What good does this do for spouses, children or guest that someone might bring in? I would like to think that these pictures were not from something on owner brought in but from a guest.

Answer By Jeff – It was most definitely from an owner in a rental camper
If an owner brings a guest in all responsibilities fall back on the owner. But to
Answer your question noting is 100%, We can only do what we can at the time
We have a gate up front but that does not stop someone from parking and
Walking in around the building. We are trying to do what we can to the best
Of the abilities of what we are allowed to do. We are trying to prevent what we
Can and not just sit on our hands and hope nothing happens. This does not
Apply to current owners but if you go to sell a deed the sale will not be able to be
Processed through the office without going through the proper steps.

****Question By Owner:** If passed why could we not start tomorrow

Answer By Randy – It will take a bit to get background check company in place
Along with notifying owners. We understand this is not perfect but we feel like
It will help us protect better then just a open policy. Also in this sue happy world
We live in if forbid anything happens and someone tries to sue the campground
We can show that we are gated, we have security and we do background
Checks on all new owners

****Question By Owner:** If you own now and you buy another after this goes into do you have to have a background check

Answer By Jeff – Yes you do

****Question By Owner:** How is this going to work say if we die and leave to our children..

Answer By Jeff – They will have to pass background check to complete
Transfer.

****Question By Owner:** How long is a background check good for? If I bought a deed in January and then another in March would I have to do another one

Answer By Jeff – Background checks are good for 2 to 3 years, but yes you would
Would have to do one each time you buy.

you will receive your information. If you don't want to use system you can still make through the office like normal. If you do use system you can make reservation 24 hours a day you will have 10 minutes to get through the process. Please know that there will be some bugs and tweaks that will be worked out as we go so please be kind to the office as they too are learning the system and work in a completely different screen as you so we will all have to grow into this together.

Randy – Covenants – Like stated not enough votes so they will not be voted on today. We did want to let you know that there was a ton of misinformation and just plain lies on facebook. A lot of people never even read the old and the new covenants they just took the cliff note version that were being misrepresented all over facebook. The other thing is the covenants were not a Board thing These were presented to us for approval to be submitted for a vote after more than 15 years of work and several different committee members pit hundreds upon hundreds of hours into this package. But heres the deal, you can question my judgement, my intelligence but don't question my integrity. I am tired of this board being attacked, called liars, thieves and cheaters (huge round of applauses). We took a lot of abuse of trying to get something done that we feel was a great package from covenants committee. In the past three years we have moved to start and finish things and do not like unfinished business so this was unfinished business. The biggest problem was people did not vote. People got hung up on the 5 deeds thing and just could not get passed it. So guess what it is unlimited now and will remain that way. Here is the concerning part of that I do RV repair all over N Georgia and we have the crown jewel of parks in this area. Last year is was brought up that we needed an audit of the park. They had to do calculations two different ways. We are private so that means just the property not the business end of it and the return we received is that Unicoi Springs the way we operate it has a value of approx. 18 million dollars, if you looks at it on a commercial basis and a corporation wanted to come in and buy it and go to the bank the loan value would be 30 million dollars, with a higher earning as rental investment. So if think if you see investment partners coming in and offering monies on deeds that these maybe trying to buys up the majority so they can take over little by little the gain control. Leisure Acres just got bought out by a large corporation. So if the covenants do ever come back around as an owner make it your priority to learn and learn some more about what they say and mean. Facebook and angry owners with a personal agenda are not your best place to learn. Please as owners when votes are sent out please vote. We do want to thank all who over the 15 plus years worked on these.

**Jeff Nunnally – Leisure Acres \$800 a month you pay all utilities except water
R-Ranch \$1000 in April and October and fee for everything you do
Mountain Lakes in financial problems, fees for everything and charge huge assessments to every owner no question ask. 3 million dollar bill it is just divided up by number of owners to pay as an assessment fee.

Jeff Nunnally For Paul Gittens Chapel Report
The Chapel At Unicoi Springs Camp Resort Is Non-denominational with services on Sunday (am & pm) and Wednesday evening, in addition the Chapel is open for a non service Prayer and

54 Accounts That Still Owe The FULL 2024 Dues And 16 That Owe ½ Of 2024 Dues.

Accounts That Owe For The Following Years:

2023: 49 Accounts

2022: 31 Accounts

2021: 13 Accounts

2020: 7 Accounts

There Are 0 RV Storage Spots Available (with 13 names on the waiting list)

There Are 5 Golf Cart Storage Spots Available.

There Are 0 Box/Utility Trailers Storage Spots Available

Activities Update: Yvette Dunford

*Halloween is coming, there is a schedule post on the Official Board Of Directors Facebook Page.

As usual Pam will need Lots of volunteers so please see or call her directly

*This park runs on volunteers it always has and always will. Without them there will be no events so please take a hour and help out.

*The Campground wide Thanksgiving will be on November 9 at 12:30or 1:00 (tbd) The park supplies, the Turkey, Ham, Dressing, Gravy, Drinks, All Plates and Utensils. Please bring 2 side dishes and come out to this wonderful and filling event that is always a huge hit.

That evening we will be treated to the sounds as Winder'up will be in the clubhouse for an evening of music. So take a nap after the big meal then head on down.

*By Pam

*I would like to thank Pam for all her hard Work for everything she does around the park.

*Golf Cart Parade and Site voting will be done by voting on Halloween

*Glow in The Dark Street Dance That Night

Open Floor For Questions:

*Reminder- We Will Deal With And Limit You To Two Questions Per Owner, With Three Questions Per Subject. You Have Two Minutes To Ask Your Question, If At That Time You Have A Second Question, You Can Ask It Once It Has Circled Back Around. All Questions Should Be Asked To The Board. All General Discussion Among Owners Can Be Done Outside After the Meeting. We will not be fielding any Covenant questions as that dog has been beaten to death and it is over.

*Question By Owner: In the future can we not do voting online

Answer By Jeff – This has been a plan we have been working toward with this System all a long.

Question By Owner. Since we are stuck with the old covenants are they going to be enforced>
Answer By Jeff: They are the law of the land

***No More Questions?

Motion 5: To Adjourn

Made By: Randy Frame/ **Second By:** Becky Manley /**Yea** 6 / **Nay** 0 / **Abstain** 0

Yvette Dunford



Secretary
Unicoi Springs Camp Resort