

## **President's Comments for 2026 Annual Meeting**

### **Thanks to the volunteers of our Association**

Before going any further, I would like to thank our Board of Directors for their volunteer work to keep the POA running. We have been lucky to have had the same Board for four years, thus guaranteeing a smooth continuation of our efforts on your behalf.

Ed Cezar has served as our Vice-President for the past four years. His technical knowledge of all things building has saved us a considerable amount of money because we did not need to hire out tasks.

Mary Barna, our secretary, is a long time Board member and past President. Because of her legal background she is able to offer good advice during Board discussions. She has also represented us in court on a pro bono basis, saving the POA a considerable amount of money. Unfortunately, after 15 years on the Board, Mary is resigning.

Jennifer Mann has served as our Treasurer for two years. She has done an exemplary job. She is producing both more and better financial reports that have allowed us greater clarity concerning our finances. Prior to her stint as Treasurer, she served as Secretary.

Jim Johnson has served as our at-large member for several years. Jim is also resigning from the Board in order to pursue other interests.

Pierre Monacelli, although not a Board member, has served as our web master for several years now. His efforts have afforded us some visibility on the internet.

### **Accomplishments of the past year**

The boat ramp area has undergone several changes. There was a major clean-up last fall, followed by another one this past spring. New white PVC fencing to clearly define the parking area has been purchased and will be installed by the fall. We hope to obtain crushed concrete to lengthen the submerged part of the ramp to ease access by larger trailers.

A new form was created to work in conjunction with our Resale Certificate. The Resale Certificate notifies us of the change of ownership when a lot is sold. The Virginia legislature passed a new law that prohibits the request for detailed buyer information on the Resale Certificate. Jennifer came up with a new document, the Seller-Buyer Information Data Sheet, that gives us the information that we require in order to keep our roster of ownership up to date. This new document is to be completed at closing. Both documents charge a fee of \$50, as allowed by law.

We have begun an analysis of our infrastructure. By law, we must have a reserve for replacement of all GHPOA infrastructure. Some of the items that we originally included in the analysis are now being recategorized as maintenance items. This change both recognizes reality and allows us to reduce the amount that we must escrow.

At a special meeting earlier this morning, we voted to change a portion of the By-Laws. This change recognizes our practice of many years and codifies it in the By-Laws. Changes to Section 7, paragraphs B, D.1. and D.2. were made. The changes all involved either dates or time periods.

Finally, I would like to address raising the dues once again. Our dues of \$50 per lot was established in 2005. That \$50 now requires \$86 for a similar basket of goods and services. We have been able to avoid an increase due to overall fiscal stewardship, such as examining what things are infrastructure and which ones are maintenance items. At some point, an increase will be inevitable. Also, of major concern, is the failure of some of our members to pay their dues on time, or to pay them at all. The Board will become more aggressive in filing liens against the property of those who are not paying their fair share.