

As a follow-up to the email sent on August 11, 2022, this is the “final notice” that our Annual Membership Meeting is scheduled for **Tuesday, September 20, 2022 @ 7:00 PM.** The meeting will be held at the club tennis pavilion. Proxy voting options are below if you cannot attend. Estimated meeting time is 1 hour. Below is the information that will be presented at the meeting

FY22 Annual Membership Meeting Program:

1. Highlights of the Club FY2022

Another year has gone by already! Here are a few highlights that have taken place in the past 12 months regarding your club.

We like to have fun as a community! Since the inception of the Swim & Tennis Club, social events have been organized and enjoyed by individual members or a group of members who contribute their time to make an event happen for the community. Here are a few events that we were able to have this past year: Chili Cook-off, Halloween Parade & Trunk or Treat, Easter Egg Hunt, Kentucky Derby party, Memorial Day Tennis Tournament, 4th of July Celebration, Poker Tournaments, Fish Fry, Low Country Boil, Annual Pub Crawl, and Labor Day Mixed Double Tennis Tournament. Hopefully, we’ll get back to having even more events in the future.

Facility Reservations seem to be a hit - In addition to the above club planned events, the membership has the privilege of reserving the Tennis pavilion or Taj pavilion for private functions such as birthday parties, family reunions, and other celebrations. In 2022 the facilities have been reserved and enjoyed by member families and their guests 83 times.

New Tennis Courts! Well, that’s not exactly accurate. However, the existing courts have been completely redone and they look amazing. After major repairs to our pool last year, we were able to focus on our tennis courts this year. The complete make over started in June of this year and was completed shortly after the July 4thcelebration. Through carefully managing the budget over the past 4-5 years, we were finally in a financial position to take on these long needed repairs. The Armor Crack Repair completed on over 2000 linear feet of crack has a guarantee of 5 years against old cracks reappearing. Any new cracks that form will be addressed as needed. In 2023 we intend to add a third bank of LED lights on the lower courts and replace all the old metal halide lights on the upper courts with LED lights. In addition, we hope to add new aluminum bleachers on the creek side of our upper courts too.

THANK YOU FOR BEING A MEMBER!

Overall, the Board did not miss a beat in maintaining and improving the club grounds and amenities for use by the membership. The Board will continue its focus in the future to do the

same. What was accomplished could not have been achieved without you - our members. We hope we have earned your confidence and trust in how the Board is performing and you will maintain your membership in YOUR Club. We welcome your input and ideas to continue to improve and expand on what you would like the club to consider going forward.

2. Annual update regarding the club's operations and financial position; future plans; and seek input / feedback from the membership.

FY22 Club Performance (Oct 2021 – Sep 2022):

Membership: 171 paid members.

Dues: \$650 Family/ \$450 Singles & Seniors / \$550 New Family

Carry Forward Balance from FY21 \$37,368.00

Income: Membership \$95,685.83 + Programs / Events \$6,911.30 = \$102,596.83

Expenses OPEX: \$53,547.91+ CAPEX : \$53,733.06 + G&A: \$5,143.67 = \$112,424.64

OPEX Expenses FY22 (costlier items shown)

- Pool Contracted Service FY22 – (\$25,120.00) after credits - **\$20,870.00**
- Pool supplies & repair items (outside of contracted services)- **\$2,962.13**
- Georgia Power Utilities **\$8,543.18**
- Gwinnett Water **\$1,554.55**
- Buildings repair & non-contract grounds maintenance (includes tennis pavilion and raised deck maintenance, playground and other facilities upkeep) **\$1,957.03**
- Property mosquito spray treatment **\$745.00**
- Landscaping & Lawn Service contract **\$7,732.50**
- Waste Management Svc **\$849.74**
- Program event expenses **\$2,529.70**
- Tennis Court Resurface **\$6,000.00**

Capital Expenditure FY2022:

- Pool Renovation – Change order #1 (of 2) **\$15,424.00**
- Tennis Courts Armor Crack Repair **\$36,191.65**
- Taj Appliances (Microwave, Refrigerator, Grill) **\$1,197.64**
- Main Pool Filter Elements **\$919.87**

General & Administrative FY2022:

- Gwinnett County Environmental Pool Permit & Fees **\$450.00**
- Gwinnett County Requires Annual Backflow Inspection **\$75.00**
- Liability Insurance- Penn America Insurance Company **\$2768.00**
- Tennis - Reserve My Court Reservation System **\$240.00**
- Membership Recruiting Expenses (printing, mail, etc.) **\$434.07**

- Computer related, Website Expenses **\$372.84**
- PO Box Rental - PO Box# 920657 **\$176.00**
- St. of Ga. Sec. of State. Annual Registration as non-profit **\$60.00**
- Gwinnett County Real Estate Tax **\$77.76**
- CPA Professional Fees - Fed / Sate tax return prep **\$580.00**

Projected Carry Forward to begin FY23 \$27,833.26

On the Radar:

- FY23 – LED lights upper tennis courts. **\$15,000 - \$20,000**
- FY23 – Tennis Bleachers upper courts **\$2000.00**
- FY23 – Wading Pool Replaster **\$6000.00**
- FY23 – Wading Pool Safety Cover **\$2500.00**
- FY23 – Pool Furniture **\$2000.00**
- FY23 – Pump House Roof **\$1500.00**

Five of our major OPERATIONAL expenses consume a large portion of the budget each year. (approx. \$55,000 annually)

1. Electricity & Water– includes tennis courts, pool pumps, Taj and guardroom appliances Approximately \$10,000 - \$12,000
2. Property & Landscaping –Includes annual lawn service, shrub trimming; fire-ant remediation; mosquito spray, tree service. Approx. \$8,500 – \$10,000
3. Building repairs & maintenance & non-contract pool services – \$8,000
4. Tennis – Court maintenance – one set of courts resurfaced every other year and supplies \$7,000
5. Pool Service Agreement FY22/FY23: \$25,120 yr. (3 year average for non-contract ???)

3. Vote on proposed revisions to the Club By-Laws (last revised September 2021).

You may view/download the current club by-laws on our website:

<https://www.lockridgeforestswimtennis.com/>

Proposed changes are intended to make clear how club membership is determined.

The existing language, shown in black & stricken, is included below to allow the members to make a quick comparison to the proposed new language. Proposed new language is in red.

Article VI – Membership

~~6.1 The Membership in the CLUB shall be composed of families some of whom reside within the Lockridge Forest subdivision located in Gwinnett County and DeKalb County, Georgia, and shall be divided into the following four classes:~~

6.1 The membership in the CLUB shall be primarily composed of households residing within Lockridge Forest subdivision located in Gwinnett and DeKalb counties, Georgia, and shall be divided into the following four classes:

~~a. Family Membership: All households that pay full dues to the CLUB annually will be considered Family Members. This membership covers all individuals that reside within the home.~~

a. Household Membership: All households that pay full dues to the CLUB annually will be considered Household members. This membership covers all individuals that reside within a household. It is the default membership unless the exceptions in 6.1.b or 6.1.c apply.

~~b. Single Person Household: This membership is allowed if the home is occupied by one person. Any additional person residing in the home will force the membership to be transferred to a Family Membership and the increased dues will be assessed.~~

b. Single Membership: This membership applies when a household is occupied by one person. Any additional person residing in the household will cause a transfer to a Household membership and additional dues will be assessed.

~~c. Senior Citizens: At least one member residing in the home must have attained the age of at least 65 years of age by May 1st of the current year. Documentation may be required.~~

c. Senior Membership: This membership applies when a household is occupied by two people, one of which is 65 or older by May 1st of the current year. Any additional person residing in the household will cause a transfer to a Household membership and additional dues will be assessed. Documentation may be required.

d. Special Membership:

~~1. Membership in the Club offered to residents outside of Lockridge Forest Subdivision. These Special Memberships will be governed by the rules pertaining to Family, Single Person Household, and Senior Citizens membership.~~

d. Special Membership:

1. Membership is offered to households outside Lockridge Forest subdivision. These memberships are governed by articles 6.1.a, 6.1.b and 6.1.c. Special Memberships may not exceed the levels in Article 6.6.

~~2. Such other individuals as the Board may temporarily approve for Membership upon the unanimous approval of the Membership committee.~~

2 A majority of the board of directors may vote to extend a Special membership for a situation that falls outside the memberships in article 6.1. Any membership extended by this bylaw applies only for the current membership year and must be reapproved each year.

~~3. The membership of the CLUB should not exceed 50 percent memberships from outside the neighborhood. See paragraph 6.6.b~~

~~6.6 In the event the total number of Memberships of the CLUB is 200 or less, and diligent effort has been made by the Membership Committee to obtain new Members from the Lockridge Forest Subdivision, the Membership availabilities which would be necessary to increase the total Memberships up to a total target of 250 may be offered and obtained in the following priority:~~

6.6 Membership Levels

~~a. By offering Memberships to Lockridge Forest Subdivision residents.~~

a. Target total membership for the CLUB is 250.

~~b) By offering available Memberships to residents outside of Lockridge Forest Subdivision and obtaining the proper approvals for each applicant as prescribed under these By-Laws. This procedure may be used to increase the Special Memberships above the 50 percent maximum, provided however, the maximum number of Special Memberships shall not exceed one half of the total Active Membership existing at the time of the offering. The number of Memberships of the CLUB shall be limited to the total number of persons dwelling in homes built in the Lockridge Forest Subdivision, plus fifty (50) additional Members.~~

b. Special memberships may not exceed 40 percent of total memberships at any given time. For example, if there are 150 total memberships, no more than 60 may be Special

memberships. If 40 percent is reached, new Special memberships are declined. Existing Special memberships may continue.

c. If the target total membership number is reached, a wait list will be established by the Secretary for new membership. Lockridge Forest residents have priority over non-Lockridge Forest residents.

4. Vote on nominees to be elected to the board. New nominations have been brought forth and will be confirmed during the meeting.

- o New nominees to serve through September 2024: (Note To Board: This will be filled in with names, if the board presents and votes to approve new board members) Otherwise I will fill in the words "NONE"
- o Current Board Members whose two-year term has expired but will serve again through September 2024: Caleb Nickerson
- o One year to serve on current term expiring in September 2023: Chet Roberts, Amy Roughton, Clint Ausborn, Sean Tidwell, Kevin Kelsey, Becky Howell, Christine Callahan, Joyce Hanson, Ken Ward, Vandy Vanderford
- o Non-returning board members: Ron Walsh, Ed Ramey, Nanette Freiman
- o We are still accepting nominations if you wish to volunteer.
- o Additional nominees may be proposed by the membership at the meeting, but those nominees must have already agreed to serve.

Often Asked by new members: Why don't we have separate Swim and Tennis memberships?

So now that you've read through the above, hopefully you already know the answer to the question. The big picture answer is: "It's a **Club Membership** that includes recreational, swim, tennis, and other amenities to enjoy along with participating in social functions and fun activities with your friends and neighbors."

In addition to on-going capital improvements, our expenses to maintain the pool, the tennis courts, lights, water, parking lot, fencing, property landscaping, tree canopy, asset repairs, services, and routine maintenance are on-going and not limited to just pool versus tennis related expenses. The Board is responsible to be good stewards financially and to maintain the entire facility for the enjoyment of all members.

Independent from swim & tennis, we have many social functions that occur throughout the year such as Cinco De Mayo, Kentucky Derby, July 4th Celebration, Fish Fry, Chastain Night, Tennis Tournaments, Camping, Easter Egg Hunt, Halloween Parade & Trunk or Treat, theme parties, progressive dinners, cook outs, annual pig roast, and many more!

We also have a large enjoyable playground for the small and not so small kids, expansive property, and buildings such as the Pavilion with a fire-pit and Taj building inside the fenced pool area that members can reserve for family gatherings, birthday parties and other events. The Pavilion and Taj were reserved 83 times in the past 12 months

All homeowners / residents in the neighborhood benefit from the CLUB being a viable and sustainable entity that is well maintained and is attractive to families considering moving to Lockridge Forest.

We're glad you decided to be part of the Lockridge Forest Swim & Tennis Club family!

ANNUAL MEETING

We have come to realize in recent years that in-person attendance is not expected to be significant, so we again have implemented processes for you to participate and vote by proxy. The By-Laws require 30 current memberships to be “present in person, or represented by proxy” in order to “constitute a quorum at all meetings of Members.

If you are unable to attend or wish not to attend in person, please submit your annual membership meeting proxy form or provide a proxy by email.

Option 1. Send a “**REPLY**” to this email with the word “Agree”
Replying to the email confirms your agreement to vote with the current and newly elected Board of Directors on all issues affecting the Lockridge Forest Swim Club, Inc. and with any decisions made by the general membership and approved by the Board of Directors at the annual membership meeting.
(your email response is in lieu of signature)

Option 2. Send a separate “email Proxy Vote
to lockridgeforestswimtennis@gmail.com with the following statement:

“I agree to vote with the current and newly elected Board of Directors on all issues affecting the Lockridge Forest Swim Club, Inc. at the annual general membership meeting” *(your email response is in lieu of signature)*

Option 3. Complete the Proxy form below and give it to an attending member or board member to bring it to the meeting for you (form attached below)

Option 4. Complete the Proxy form below and return via U.S. mail – must arrive at PO Box Prior to meeting date.

Lockridge Forest Swim Club, Inc.
P.O. Box 920657
Norcross, GA 30092

Note: In your response, please provide any suggestions you would like the board and membership to consider at the meeting.

Lockridge Forest Swim & Tennis Club, Inc.
2022 LFST Annual Membership Meeting – Tuesday, 9/20/2022 @ 7:00 PM

PROXY VOTE

I cannot attend this meeting. This is my Proxy Vote.

Suggestions or comments for the Board to review:

I agree to vote with the current and newly elected Board of Directors on all issues affecting the Lockridge Forest Swim Club, Inc. at the Annual Membership Meeting.

Signature: _____

Address: _____

Printed Name: _____

Date: _____

EMAIL: _____

Annual Membership Meeting Minutes

9/20/2022

Board Members Present: Chet, Ron, Ed, Caleb, Sean, Christine, Clint, Joyce, Ken, Nanette

Other Members Present: 21 total (including board members) See attached listing.

Proxy Members Not Present: 27 total. See attached listing.

A brief listing of the social events and highlights of accomplishments during FY2022-2023 was presented to the members at large.

Ron presented the Treasurer's Report: See attached listing.

The proposed changes to the By-Laws that are contained in the Final Notification of the Annual Membership Meeting was voted on and passed by all members present without discussion or dissent.

Matt Holcomb was nominated and duly elected to the Board of Directors for a 2 year term beginning with FY2022-2023 by all members present.

A motion was made, seconded and approved to conclude this year's Annual Membership Meeting.