

By Winston Blazer, POA General Manager

Office building

We are excited at the prospect of purchasing the old Cooper Communities, Inc. (CCI) homes building in Chota Center and moving POA offices back into the heart of the Village. If everything goes well, we should complete the purchase of the building late this year and be ready to begin remodeling shortly after the start of the new year. This should put us in the building by late next summer.

It will be like "going home" to get back in the Chota Center complex. That's where POA spent most of its early years, in the office building directly across the parking lot from where we'll be moving. Since March 1999, POA offices have been located in Lakeside Plaza, just outside the Village boundaries. Before moving to Lakeside Plaza, POA considered building its own office building adjacent to the Fire Hall, but the economics were not favorable to do that.

The 2-story Cooper Homes building became available when CCI closed its land sales office, and Cooper Homes decided to move next door to the old sales office, once known as the "Visitors Center."

CCI is offering us very generous terms on acquiring the property, and the economics work well for us. We are getting the 8,100-square-foot building and the land for \$331,000. Renovations are expected to run between \$50,000 and \$60,000.

We are currently paying \$62,148 per year in rent for the 6,500 square feet we occupy at Lakeside Plaza. If we apply that same amount to paying for the new building, we will own it debt-free in less than seven years. That's a good deal in my book.

We will "borrow" the money from one of our reserve accounts and repay it, thus saving on the cost of securing a commercial mortgage on the property.

The building has 6,600 square feet of space on the first floor and 1,500 square feet on the second floor. Its heating and air conditioning system appears adequate, and no major structural repairs are needed.

In the new lobby, we will establish an information/reception center in cooperation with our Marketing Committee. The center will be staffed by volunteer "ambassadors" who will greet visitors, welcome them to the Village, and answer their questions.

At one end of the building will be a fairly large conference room that can be used for Board workshops and committee meetings. We are considering a folding petition that would allow two committee meetings to be held simultaneously.

At the other end will be ACC offices and a conference room adequate for conducting ACC business. Main POA offices will be in the center section, with computer offices and equipment located on the second floor.

We will have access to the large CCI parking lot in front, giving property owners easy access to our offices. The larger space, more convenient location, and favorable economics make the move a great deal for everybody. We are very excited about the prospects.

Conduct rule

There is still some confusion about the property owner conduct rule that the Board recently enacted. So let me explain again.

This is nothing new. It's a common-sense thing that's been in effect all along. The Board's recent action was simply a way to commit it to paper and establish a formal way to enforce it.

The rule simply says that property owners should act like ladies and gentlemen when they are eating at the Yacht Club, exercising at the Rec Center, playing golf on one of our courses, or attending POA meetings. Nothing more.

In legal language, it says "all interaction between Tellico Village property owners, their family members, and guests, and POA employees while using common property or facilities shall be conducted in a civil, decorous, and reasonably appropriate manner."

It goes on to say, "Any person determined to have engaged in conduct that fails such requirement or that is likely to endanger or harm the welfare, safety, harmony, or good reputation of the POA, one of its employees, or its members, or a member's family member or guest may be reprimanded or suspended from membership or use of POA facilities in accordance with the Declaration and the Board of Director's rules, regulations, and procedures regarding the same."

In an accompanying enforcement procedure, the Board assigns me as General Manager the responsibility of enforcing the conduct rule. I am to hear complaints and explanations from both sides and determine whether the rule has been broken. The enforcement rules also authorize me to levy appropriate penalties, which could be as mild as a simple apology. The offending party has the right to appeal my determination to the POA Board of Directors.

In brief, that is the rule. Fortunately, it's not a rule that needs to be invoked very often. Unfortunately, on rare occasions tempers get out of hand and things may be said or done that are usually regretted later. Now we have a formalized way to enforce our conduct concerns.

This conduct rule does not apply to rules and standards established by the Architectural Control Committee (ACC). Violations of the rules and standards of the ACC shall be administered in accordance with that committee's appeals procedures.