

# LAKE PARK RESORT, INC.

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## !! CAST YOUR VOTE !!

### **LPRI Board of Directors**

as of 11/04/2024

**Robyn Riel, President**  
**Marva Hughes, V. President**  
**Jerri Lynn Toms, Sec./Treas.**  
**Ross Toms, Parliamentarian**  
**Grant Billings, Mbr-at-Large**

### **MISSION SUCCESS**

The sale of LPRI property for development will better the park ten-fold, and not just now but well into the future. Lake Park's 1972 mission statement of providing resort-style living in a natural setting may finally be realized. The proposal can be read in its entirety on the LPRI website.

Along with this revitalization comes an influx of new owners looking to assimilate. Subscribing to our official e-newsletter is the best way to stay informed. Members can access forms and documents, Neighborhood Watch info, a vendors and services referral area, and local news and events.

Visit [lakeparkresortinc.com](http://lakeparkresortinc.com)

We are preparing for a Court-ordered special election. Also, it has been ordered that any owner currently in arrears, regardless of how many years, be granted the opportunity to take part in this election by paying the equivalent of two years' dues to Lake Park's PO box listed below. Litigants may remit to the plaintiffs' attorney at the following address:

LAKE PARK RESORT  
PO Box 3824  
Crossville, TN 38557

C. DOUGLAS FIELDS  
18 East Street  
Crossville, TN 38555

Check or money order should be made payable to Lake Park Resort. The deadline to remit payment is 01/15/2025. Candidates will be vetted; their names with a brief bio will be mailed to all <sup>1</sup>*qualified members in good standing as of 12/31/2024* along with a postage-paid mail-in ballot. You do NOT have to be present to vote. The duties and responsibilities of each office can be found on Page 2.

### *Yes, It's True! Lake Park Will Soon Have a New Owner*

LPRI has tentatively contracted with Alpha Mgmt. to purchase the remaining Lake Park properties for development. The sale would include all buildable lots excluding the lakes, beaches, pavilion, sports field, and several small lots designated as green spaces. There are two basic floor plans being offered as well as the option to build custom homes.

All roads will be assessed and graded for better run-off into new ditches and maintained by the developer for the next five years. We have several serious issues with the dams that will be addressed including water purity. They will also be joining in our efforts to re-establish private mail service, eliminating the need for the unsightly mess at the Park's entrance.

New homes and roads, along with the arrival of fiber optic internet, public water, and residential trash pickup, we are finally becoming a real community. These upgrades and enhancements are a culmination of a hard-working board of directors and an active POA.

### LAKE PARK RESORT

#### 2024-25 LPRI POA Membership Dues 2-Year Arrearage Coupon

☐ Name: \_\_\_\_\_

\*Candidate for: \_\_\_\_\_

No. Lots \_\_\_\_\_ x \$5 = \_\_\_\_\_ + No. of Dwellings \_\_\_\_\_ x \$10 = \_\_\_\_\_

+ 2024/25 POA Membership Dues \$50 = \_\_\_\_\_ x 2 Years = \*\*Total Due \_\_\_\_\_

*\*Check box and enter office title*

*\*\* Must be postmarked by December 10, 2024*

## **POA Structure and Officers' Duties**

- I. The POA board shall meet no less than quarterly of each calendar year.
- II. A special meeting of the board may be called by any officer of the board, and a quorum agreement is required to validate the meeting.
- III. If the office of any member of the board becomes vacant by reason of death, resignation, retirement, disqualification, or otherwise, the vacancy shall be filled by majority vote of the remaining officers to serve the remaining term or until voted out of office by board majority.
- IV. Each board member shall serve staggered terms of three (3) years unless there are no legitimate candidates from which to nominate.
- V. The board shall consist of no less than five (5) members in good standing, and each member shall be delegated to one or more of the following offices:
  1. **President -**
    - a. The president of the board shall be the Chief Executive Officer and shall preside at all meetings of the membership of LPRI.
    - b. The president shall have general and active management of the business of LPRI.
  2. **Vice President -**
    - a. The Vice President shall, in the absence, disability, or in the case of the president's refusal to act, the vice president shall perform the duties and/or exercise the power of the president.
    - b. The vice president shall perform other duties as the board shall prescribe.
  3. **Secretary/Treasurer -**
    - a. The secretary shall attend and lead all sessions/meetings of the membership and the board.
    - b. The secretary will record all votes and write or record the minutes of all proceedings in a book to be kept for that purpose.
    - c. The secretary shall give, or cause to be given, notice of all meetings.
  4. **Treasurer -**
    - a. The treasurer and president shall have the custody of LPRI POA fees and assessments and shall keep full and accurate accounts of receipts and disbursements in books belonging to LPRI.
    - d. The treasurer shall deposit all monies and other valuable effects in the name and to the credit of LPRI in such depositories as may be designated by the LPRI Board of Directors.
    - e. The treasurer shall disburse the funds of LPRI as may be ordered by the board, and/or take proper vouchers for such disbursements.
    - f. The treasurer must show an account of all transactions of the financial condition of LPRI and shall perform such other duties as may be prescribed by the board.
  5. **Parliamentarian/Member At Large -**
    - a. The parliamentarian assists in managing meetings and advises on parliamentary procedure.
  6. **Member-At-Large –**
    - a. The member-at-large is the officer designated by the board to perform such duties as the board shall prescribe.