

# LAKE PARK RESORT, INC. 2024-2025 BOARD OF DIRECTORS UPDATE

May 21, 2025

## **This notice is regarding the upcoming court-ordered POA election for Lake Park Resort.**

Although an election has taken place every October for the past fifty (50) years, only MiGS (Members in Good Standing) have been eligible to nominate POA officers or cast ballots on Park issues, as is clearly stated in the corporate by-laws. Rather than pay dues and participate in the democratic process of electing directors and voting on Park issues, a small group of owners sued LPRI in an effort to circumvent the membership dues requirement making them eligible to hold office and vote.

Historically, these same plaintiffs have refused to pay their assessments of dues or follow the Park rules or even attend POA meetings. Yet, now, they are suing the corporation to be made officers on its Board of Directors simply because they are unhappy with the changes to the by-laws that took place in 2022. These changes, which were to be ratified at the June 2022 meeting, allowed for temporary logging of Lake Park properties, a proposed annual usage assessment on rentals and Air B&Bs, and a nominal increase to member assessment rates prior to the eventual sale of said properties. These same owners have impeded logging, road excavation, beach upgrades, and our social media presence in the past, which has had a negative impact on the corporation's name and assets. Their actions, past and present, have in no way been for the good of the Park or the corporation it operates under, which is the sole purpose of the POA.

Over the past three (3) years of litigation, no settlement could be reached, despite the board's efforts to placate the litigants for the sake of the community. Proposals included: a seat on the board offered in 2022; two dues arrearage discounts offered in 2023; splitting the POA from the corporation proposed in 2024; and finally, dissolving the POA upon sale of the remaining Lake Park properties offered as recently as January of 2025. The plaintiffs' refusal to accept any proposals spoke volumes as to their goal and left the lawsuit hopelessly deadlocked.

On Friday, May 16, 2025, Judge Thurman, of the Chancery Court of Cumberland County, ordered the election be turned over to a Special Master, who will be in charge of facilitating a fair and impartial election. The date, time, and location will be determined by the Special Master as well as office terms and candidate eligibility. The Court will then contact the membership body by mail with instructions for casting ballots. Participation will be **mandatory**, and your membership status **MUST** be current to vote. For those unable to attend in person, absentee ballots will be mailed to all owners with directions for casting a ballot via USPS.

The current board officers wish to retain their seats as the Park development is just now ramping up, and there is still so much more to do. Replacing the corporation's board now will undoubtedly present costly delays, which could negatively affect sales, which is in no way beneficial to the Park.

The current LPRI Board of Directors (featured on Pages 3 & 4), can cite the following accomplishments during our tenure:

- *Updated & Digitized 50+ Years' Membership Records*
- *Raised Logging Proceeds \$103,526.68*
- *Major Road Repairs \$84,096.00*
- *Beach & Lake Liability Mitigation Upgrades \$10,049.00*
- *Established Residential Trash Service*
- *Secured Public Grant for County Water Installation into Lake Park*
- *Upgraded Fiber Optic Internet Service Availability & Options*
- *Created **Official** Social Media Presence & Interactive Website*
- *Formed Neighborhood Watch*
- *Marketed Available Lake Park Properties*
- *Contracted 5-Year Development Plan with Alpha Mgmt. Partners*

Road repairs made in 2023 included the installation of culverts, speed bumps, traffic signs, and additional parking. The serious issue of Park liability for lake-related accidents was addressed by fencing public access to the beach area,

roping off a safety zone for children and beginner swimmers, and posting water safety rules and disclaimers. With the assistance of Mayor Foster, a grant was awarded to supply public water to the Park. Negotiations are still ongoing with USPS to address the residential mail issue regarding the placement of mailboxes, some of which do not meet USPS regulations.




Despite working under extreme legal and emotional duress, the board was successful in contracting a partner to aid in the Park's development into the resort envisioned by the founders. The contract was signed in March of 2025 and encompasses a five-year plan which includes not only passable roads throughout but off-grid homesteading, site-built houses, designated walking trails, paddle boat rentals, on-site yoga classes, a communal garden and apiary, a dedicated fishing pier and bait shop, and a community mail building. These are just some of the projects we can tackle together to better our overall livelihood and lessen our carbon footprint. As a community, we can steer future development in whatever direction we vote for. Lake Park is a microcosm of lifestyles and means ranging from small, off-grid homesteads to fully outfitted family homes on the beach and everything in between. Membership dues and meeting attendance are **crucial** to ensure that members' voices are heard, and we have a revenue stream in place to sustain us well past the five (5) years. Member input is essential in maintaining not only the Park infrastructure but the overall harmony of Lake Park as a whole.




It has been our great honor to serve as directors and stewards of Lake Park and ALL of its inhabitants including the wild geese and ducks, herons and egrets, eagles and hawks, deer and bears, and otters and beavers, as well as several endangered/protected species like the Freshwater Jellyfish *craspedacusta sowerbyi*, the Cumberland Moccasin Shell Mussel *medionidus conradicus*, the Rusty-Patched bumblebee *bombus affinis*, and the Monarch butterfly *danaus Plexippus*.

In conclusion, thank you for your continued support. We are excited to begin this next phase of construction, and we cordially invite you to share your ideas, suggestions, and especially your time. It is our hope that after reading this letter and our enclosed CVs, you will conclude that the members best qualified to see this development through to the end are the directors who put it all into place. Please allow us to continue working for you and Lake Park by extending our board terms with your vote of confidence.

## 2025 Lake Park Resort, Inc. Incumbent (Current) Officers

as of 05/22/2025

<b>President (2021-2025)</b>	
<p>Chairperson (2023-2025) Member-at-Large (2014-2020)</p> 	<ul style="list-style-type: none"> <li>• PhD in Education</li> <li>• TN State Park Specialist</li> <li>• Lifeguard/CPR/First Aid Trainer</li> </ul> <p>Published <u>Outdoor Leisure Activities</u> Published <u>Wildflowers &amp; Medicinal Plants</u> Published <u>Aquatic Environments</u> for TN Tech. TN State/Private Summer Camps Trainer</p>
<b>Dr. Robyn Morgan Riel, Professor UT</b>	<p>*Awarded Recreation Specialist of the Year -TN State Parks</p>
<b>Vice-President (2021-2025)</b>	
<p>Member-at-Large (2020-2021)</p> 	<ul style="list-style-type: none"> <li>• Bachelor of Engineering</li> <li>• Project Manager, TN Bridge and Dam Projects</li> </ul>
<p><b>Marva J. Hughes,</b> Project Engineering Specialist</p>	
<b>Secretary/Treasurer (2022-2025)</b>	
<p>Treasurer (2021)</p> 	<ul style="list-style-type: none"> <li>• American Institute of Banking, CBP</li> <li>• First National Bank of Maryland</li> <li>• The Carrollton Network, Managing Partner</li> <li>• Graphic &amp; Interior Design, W. GA Shopper</li> <li>• Quality Control, Jr. Tech. ISO-9001</li> <li>• Purchasing &amp; Acquisitions</li> </ul>
<p><b>Jerri Lynn Toms, Retired</b></p>	

<b>Parliamentarian (2022-2025)</b>	
	<ul style="list-style-type: none"> <li>• ASE Master Automotive Technician</li> <li>• Novell MCNE -Master Certified Network Engineer</li> <li>• Microsoft MCNE -Master Certified Network Engineer</li> <li>• VMware ESXi Virtual Server Technician</li> <li>• Internet &amp; LAN Security Specialist</li> <li>• Wireshark Certified Network Analyst</li> </ul>
<b>Ross D. Toms, Retired</b>	
<b>Member-at-Large (2023-2025)</b>	
	<ul style="list-style-type: none"> <li>• Bachelor of Science -Sociology</li> <li>• Criminal Justice</li> </ul>
<b>W. Grant Billings, Operations Engineer</b>	
<b>Member-at Large-Nominee</b>	
	<p><i>**(By unanimous agreement)</i></p> <ul style="list-style-type: none"> <li>• Principal Broker - Century 21 Legacy</li> <li>• \$167 million Real Estate Transacted</li> <li>• Alpha Management Partners, LLC, Managing Partner</li> </ul>
<b>Rance Cagle, Principal Broker</b>	<b>*Top Producer Award 2019-2024</b>

§ Dr. Riel has also written a proposal for UT entitled “*Ecological/Environmental Study & Research for Lake Park’s Aquatic, Flora, and Fauna Environments,*” with an available internship for a student or other interested individual(s).§

\*\* Mr. Cagle is **NOT** a board member but a nominee **FOR** a board seat (to address some apparent confusion.)