

January 25, 2021



The Lakes POA

MESSAGE FROM THE PRESIDENT

Winter 2021

George Duhaime

Lakes Property Owners Association Official Proxy Vote Results

Official proxies were sent to the **645 homeowners eligible** to vote for Board members and community related items. There were **240 proxies** received by the cutoff date (12 noon, January 18, 2021). A quorum was therefore achieved. Votes were to be cast for:

- 3 board positions – (*Only 2 Board of Directors Nomination Applications were submitted by the cutoff date for nominations.)
- Interest by the community in moving ahead with getting estimates to install sidewalks in several areas of the Lakes.

POA Quarterly Meeting Dates – 2021

- January 23, 2021*
- April 19, 2021
- July 19, 2021
- October 23, 2021**

All quarterly meetings will be held at the **South Strand Recreation Center, 9650 Scipio Lane, Myrtle Beach, SC at 7 pm.**

*Rescheduled 2020 Annual Meeting.

** 2021 Annual Meeting

Annual meetings will be held at the **South Strand Recreation Center, 9650 Scipio Lane, Myrtle Beach, SC at 10:30 am.**

Board of Directors:

Re-elected: George Duhaime – 191 votes

Re-elected: Doug Owens – 196 votes

No vote indicated for either position – 27 proxies

Write ins (multiple individuals) – 17 votes

Sidewalks:

Yes: 122 votes

No: 105 votes

No response: 13 proxies

*The Director at Large position was filled by appointment by the Board of Directors. Welcome to Susan Collins.

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Happy New Year! Welcome to 2021!! Unfortunately, the COVID pandemic continues to significantly impact our lives. The new 'normal' is one that includes face masks, social distancing, gloves and sanitizing at every turn. Traveling and/or getting together with family and friends has been restricted, if not totally placed on hold, for the foreseeable future. These conditions are like nothing we have experienced in our lifetimes.

We have now postponed our Annual Property Owners Association (POA) meeting for a second time (scheduled for January 23, 2021.) This was not a decision made quickly or easily. The most significant issue we currently face is space. Beginning in March 2020, the POA quarterly and

annual meetings were scheduled to be held at the South Strand Recreation Center to accommodate a larger number of attendees and provide more convenient parking. Then the COVID pandemic exploded, cancelling all public gatherings. As time passed, some restrictions have been lifted or modified, but social distancing remains a sticking point. Currently, the meeting space available at the South Strand Recreation Center is only permitted to have a maximum of 60 people. While POA meetings in the past have averaged approximately 125 attendees, the Lakes community is growing, presently 646 homeowners. Hopefully, more than 125 homeowners would choose to attend.

**ZOOM, ZOOM, ZOOM!!!** Yes, it has been considered and here are some things to understand. Hosting a Zoom session for a POA meeting would require getting the appropriate Zoom license – not a huge cost, but there is more to consider. (For those of you reading this saying - **It's FREE to have a Zoom meeting** – you're not wrong, but you're not totally correct. (Quick aside – Zoom is FREE for a 40-minute session for a maximum of 100 attendees; unlimited meeting time (Pro Level license) still a maximum of 100 attendees; unlimited meeting time (Business Level License) maximum of 300 attendees.) Now what about the technology platforms that need to be considered – PC or Mac users, maybe a tablet (iPad or Android?), cell phone (Apple or Android)? Where are the staff/volunteers that help resolve connectivity issues and manage issues during the meeting? Wait – what about the homeowners that don't use (or choose not to use) computers or smart phones? How are these homeowners going to participate? The board feels that what is most important is a meeting that is fair and equitable to the **ENTIRE** community. We continue to explore other options.

## **SIDEWALKS**

The question on the voting proxy sent to the homeowners was intended to determine the community's INTEREST in having sidewalks installed in areas of the Lakes. It was step one in a process. Requests for Proposal (RFP's) would need to be created and issued to vendors to bid on the work to be performed and those responses subsequently reviewed and compared. Before investing time and effort in creating RFP's and contacting potential vendors to bid, the board wanted to determine if the community still had the same interest as had been previously indicated. **As a result of the community vote**, it has been determined that having sidewalks installed is still of interest to the community. RFP's will be prepared and sent out for bid. This project will be done in financially prudent portions (as it can be afforded and depending on ongoing regular budget expenses) and impacting only selected roads. This project could take multiple years to complete, may be paused if budget constraints demand it and is not intended to sidewalk the entire community.

## **ROAD RESERVE STUDY**

A long overdue independent audit of the Lakes finances took place during 2018-2019. There were several points that required action by the board – the most pressing was the road reserve study. The road reserves set aside for the Lakes road maintenance/replacement are approaching levels where the amount, unless justified, could be subject to tax. These funds are held in a separate amount and are not part of the operating budget. The road reserve study is not a negotiable activity. The road survey that is currently underway is being performed by a certified engineering firm (S&ME). The results of their work will provide the Lakes with a certified engineering statement that describes the condition of the road surfaces, the condition of the roadbeds and road life expectancy before repair or replacement is needed as well as associated costs. The techniques used to determine these conditions include Ground Penetrating Radar (GPR) and random road core sampling. S&ME was selected as the vendor to perform this work from 3 RFP's that were sent out to qualified vendors. This study will ensure a "budget surprise" does not occur resulting from ignoring the health and life span of our roads.

## **PROPERTY DAMAGE ALONG WACCAMAW RIVER ROAD**

The Lakes as a community continues to grow. As such we are experiencing construction traffic and sadly, damage to the road edge especially along Waccamaw River Road. The board has been in contact with the developer and all damage to properties along Waccamaw River Road will be repaired at no cost to the homeowners. We cannot stop the trucks from coming into the community. The area experiencing recurring and most significant damage is the curve between Swan Lake Drive and Santee River Road. The board has consulted with several road contractors and received recommendations to reduce/remove the sharp curve on Waccamaw River Road by extending the roadway 3 feet on the lake side of road and install rebar reinforced 8-inch- high concrete curbing for a length of 300 feet. The combination of a widened roadway and an 8-inch high curb will provide both improved traffic flow and a deterrent to off road driving.

## **VOLUNTEERS**

The Lakes community, since its inception over 30 years, has been managed primarily through volunteer efforts. The board members, ACC committee members, drainage committee, lakes maintenance oversite, roadside clean up, community decorations, are all volunteers. Very often the same individuals serve in multiple areas. Many of these volunteers have served their community for years and have come to a time where they are no longer able to provide their assistance. As a homeowner in the Lakes, consider contributing your time to chair or serve on a committee to keep our community strong.

Sadly, as reflected in the proxy vote counts, a scant 37% of the homeowners returned their proxies. Sadder still, is the lack interest in serving on the board by the engineering, government regulations, landscape design experts (among others) that are critical of any action taken by the board. If these positions are not/cannot be filled by volunteers, the Lakes community may soon be faced with being staffed and directed by outside, PAID services.

The board is currently seeking a volunteer to fill an open position:

**ACC Chairperson** – this individual ensures that the standards of the Lakes community are maintained through the Architectural Control Committee approval process.

Please contact Karen Clark at LITUS (KClark@litustolet.com) or 843-448-9000 ext.129 if you are interested in volunteering for this opening.

## **GENERAL REMINDERS**

**Outdoor Burning** – The Rules and Regulations of the Lakes (Paragraph 3, item c) prohibits the outdoor burning of yard waste, construction waste, garbage, leaves, tree limbs, etc. Violations to the rules and regulations are subject to fines by the Lakes POA.

**Main Water Shut OFF Valves** – Spring will be here soon. When doing or redoing your landscaping, take note of where the main water shut off is located for your home. In the case of emergency, homeowners may need to shut off the water supply outside their homes. A tool to open/close the valve is available for purchase at the local home improvement stores (Home Depot/Lowes).

## **Community Services**

by **Craig Wright**

As we turn the calendar to a new year, I would like to take this opportunity to thank those who volunteered their time and skills to our community this past year.

As our community continues to grow, we have a need to recruit some new and fresh volunteers. We need someone who owns a kayak or waders to pull out the litter from the small pond at the intersection of Swan Lake and Waccamaw River Road. We also need additional volunteers to increase litter control on our primary roads.

As a community service, the Board of Directors has compiled a list of "Preferred Providers." These are frequently used businesses that have high approval ratings and offer fair and reasonable prices for their goods and services.

Our Preferred Providers include:

- Landscape Transformations, LLC - 843-650-1200 - This offer is only for residents of Lakes. They offer a yard of mulch for \$26.00 and a \$15.00 delivery fee. They will waive the delivery fee for orders of five yards or greater.
- Carolina Cleaning Crew, Inc. -843-446-8250 - They will pressure wash a single-story home for \$105.00. This too is a special offer for Lakes customers only.
- Myers Marine - 843-650-2947- They install bulk heads, decks and bridges. Greg Myers is a resident of the Lakes and he has been in business since 1992. He offers discount rates for Lakes residents.
- Beach Landscaping and Hardscapes - 843-839-5884 - Voted Best of the Beach for the past eight years. They offer lawn care, pruning, planting and stonework.

Wishing everyone a wonderful 2021!



## Architectural Control Committee

**RESIDENTS ARE REMINDED THAT CONTRACTOR WORKING HOURS ARE 7AM TO 7PM, Monday thru Saturday.** No contractor work is allowed on Sunday. It is the residents' duty to inform the contractor of these rules. We hope you will help us in ensuring that this requirement is enforced.

All Lakes homeowners are reminded that any exterior projects (renovations/additions) must be approved by the Architectural Review Committee **PRIOR** to beginning any work. Project Approval request forms can be found on the Lakes website ((<https://thelakes.us/>)) under the folder – Documents, sub-folder External Documents.

Most projects are addressed by one of the following forms:

ACC-2-AG Major Projects Approval Request Forms – e.g., room additions, garages

ACC-2-MP Miscellaneous Projects Approval Request Forms – e.g., fence, deck/patio, porch, driveway/walkway, hot tub, solar panels

**Any projects started without prior approval are subject to daily fines until approved.**

If you have any questions, please do not hesitate to contact any member of the ACC.

Jim Barrett 843-215-6513

Lenell Rabon 843-650-5300

Bob White 703-822-3626

Jack Rowles 843-650-0047

ACC Chairperson - OPEN



## **Welcome to the Neighborhood!!**

**(Jodi Vecchio – Welcoming Committee)**

|                     |                                                                                                                                                                                                      |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Atwood Place        | Rollin Carver & Sarah Cole<br>Jerome & Rita Harrell<br>Richard & Coleen Hones<br>Christopher & Donna Hackett<br>Robert & Lauren Wlodkowski<br>George & Barbara Jajonie<br>Richard & Soledad Shattuck |
| Beaufort River Road | Brian Singer & Virginia Berry                                                                                                                                                                        |
| Bowen Place         | Kailash & Jerilyn Mathur<br>Sarah Jane Jeske & Jeremiah Rosa<br>Anthony & Jacqueline DiVincent<br>Dennis & Anita Goodman<br>Robert & Vernice Gerdvil<br>Theresa Marie Strong                         |
| Catawba River Road  | Bruce & Darcy Varney                                                                                                                                                                                 |
| Cooper River Road   | Craig & Pamela Gilmour                                                                                                                                                                               |
| Hatteras River Road | Levi Walls                                                                                                                                                                                           |
| Pamlico Court       | Kurt Hoffman<br>Ken & Jeanine Crawford                                                                                                                                                               |
| Saluda River Road   | Karen Caputo<br>Charles Williams                                                                                                                                                                     |
| Winyah Bay Road     | Thomas & Deborah Messina<br>Michael & Jennifer Jadwinski                                                                                                                                             |
| Waccamaw River Road | Brian Harrington<br>Edward Breno & Elaine Bellis                                                                                                                                                     |

**Happy to have you be part of the community!!!!**



# Lakes Directory

All issues or inquiries should be directed to our property manager Karen Clark at LITUS (KClark@litustolet.com) or 843-448-9000 ext.129. This provides a central point of collection and coordination.

## Lakes POA Board Members

**President** – George Duhaime

**Vice President** – Charlene Carson

**Secretary** – George Eber

**Treasurer** – Doug Owens

**Directors at Large (Elected)** – Susan Collins  
Andreann Giese  
Craig Wright

**Ad Hoc Members -** Glen Ashley  
Michelle Ferrante  
Frank Murawski  
Robert Tomassetti  
Deborah Wolcott  
Donna Yearsley

## Lakes POA Officers and Committee Heads

**President** – George Duhaime

**Vice President** – Charlene Carson

**Secretary** – George Eber

**Treasurer** – Doug Owens

### **Committee Heads:**

|                                         |                                  |
|-----------------------------------------|----------------------------------|
| <b>Architectural Committee</b>          | OPEN position - volunteer needed |
| <b>Covenants Review</b>                 | Doug Owens                       |
| <b>Communications</b>                   | Charlene Carson                  |
| <b>Drainage</b>                         | Mike Healy (V)*                  |
| <b>Lake Maintenance</b>                 | George Eber                      |
| <b>Maintenance &amp; Beautification</b> | Craig Wright                     |
| <b>Welcome Committee</b>                | Jodi Vecchio(V)*                 |

\*(V) = Volunteer

*The Lakes POA*  
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