

THE LAKES  
PROPERTY OWNERS ASSOCIATION, INC.

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EXECUTIVE MEETING OF THE BOARD OF DIRECTORS  
September 9, 2013

Pursuant to call, an Executive Meeting of The Lakes Property Owners Association, Inc. was held on Tuesday, September 9, 2013, commencing at 7:00 PM at The Tideland Bank Building, 11915 Plaza Drive, Murrells Inlet, SC 29576.

Dick Corkum, President of the Board called the meeting to order as Chairman. The Chairman established that there was a quorum present to conduct the meeting. The following Board Members were in attendance:

Dick Corkum, President  
Edward Youmell, Vice President  
Ron Estock, Acting Treasurer  
Robert Hall, Board Member at Large  
Bill Powell, Board Member at Large  
James Barrett, Board Member at Large  
Frank Murawski, Ad Hoc

Board Members not in attendance were:

Pat Keelan, Secretary  
Garry Youmell, Board Member at Large

LITUS\* To Let, Managing Agent for the Association, was represented by Doug Millar, Broker in Charge.

### **Minutes**

The Chairman called for a reading of the Meeting Minutes of the August 5, 2013 Executive Meeting of the Board of Directors or a motion to waive the reading and accept the minutes as written and presented.

Upon a motion by Bill Powell, Seconded by James Barrett and with no objections from the board in attendance, it was:

**MOVED:** Approved to accept the minutes of the August 5, 2013 Executive Meeting of the Board of Directors and accept them as written and presented.

### **Old Business**

Ron Estock reported that August 2013 financials all seem to be on track.

The Job Descriptions were tabled until October meeting.

Ron discussed the 2014 Budget. There was an increase of 5%, making the POA Assessments \$383.00 annually.

The Board of Directors discussed the issue of drainage at 454 Reedy River Road. And that it is the responsibility of the homeowner.

## **New Business**

Durwood Barton Talked to the Board about the cameras at the entrance. He will get to Doug Millar with LTL a price quote to share with the Board.

Ron Estock discussed the proposed 2014 Budget and an increase of POA assessment to \$383.00 as well as collection efforts for DR Horton Lots. It was discussed that any lot owned by DR Horton is treated just as any other homeowner. Late Fees will be assessed. Mr. Estock also discussed the Lakes filing this year as a corporation when filing tax returns with an 1120 form rather than an 1120H form, saving the Association 15% on taxes. Ron Estock also talked to the board in regards to how Time Warner Cable goes about calculating there Quarterly payment to the Association. He will contact them directly.

Frank Murawski discussed tracking a pattern of issues regarding speeding in the lakes. He wants to then turn that schedule over to Horry County to act on.

Dick Corkum reported that himself and Garry Youmell measured the crack in the bridged and last checked it has not gotten any bigger in width. For the time being they are going to just keep an eye on it. Mr. Corkum also had an update on the Entrance Fountain. After pulling the motor, coastal Electric can get a motor for \$350.00. The last quote Mr. Corkum had gotten was around \$1000.00. He has called the original company that installed in to see what they would charge and will share with the board once he gets that information. Dick spoke about violation tickets. He stated that Garry Youmell and he canvas the community and if they see a violation they will leave a notice giving 48Hrs to correct the issue. If it's not corrected then a fine of \$25.00 per day will be charged to the homeowner. It was discussed by the Board that if a homeowner is cited for a violation and they correct it but the violation appears again that it's not a warning any longer. They have already been warned it's a violation and immediately fines will be charged until it's corrected.

Dick Corkum brought to the Board an appeal from the Homeowner at 100 Cooper River Road in regards to a tree removal charge. The home owner doesn't feel she should be charge since she did not hire the company to come in and remove it. The board agreed that the homeowner did not take care of the tree when requested too and that the tree removal charge stays. Mr. Corkum also discussed the Lakes and Estate Management. He has spoken with Allan about lakes not being properly maintained. If they are not done properly they will not get paid.

It was stated that the estimate for the Fall Flower will be given at the October meeting.

## **Next meeting Date**

The next meeting will be October 7, 2013 at 7pm at LITUS\* To Let, Tideland Bank Building, 11915 Plaza Drive, Murrells Inlet, SC 29576.

## **Adjournment**

With no further business to come before the Board and upon a motion by Dick Corkum, and with no objections, it was;

**MOVED:** Approval to adjourn the meeting at 9:21 PM.

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Doug Millar