

THE LAKES
PROPERTY OWNERS ASSOCIATION, INC.

ANNUAL MEMBERS MEETING OF THE LAKES
October 26, 2013

Pursuant to call, The Annual Members Meeting of The Lakes Property Owners Association, Inc. was held on Saturday, October 26, 2013, commencing at 10:00 AM at The Lakes Recreation Center, 809 Waccamaw River Road, Myrtle Beach, SC 29588.

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
Pat Keelan, Secretary
Robert Hall, Board Member at Large
Bill Powell, Board Member at Large
James Barrett, Board Member at Large
Garry Youmell, Board Member at Large
Frank Murawski, Ad Hoc

LITUS* To Let, Managing Agent for the Association, was represented by Doug Millar, Broker in Charge, Chris Millar Vice President and Tracey Pulido, Community Manager.

Dick Corkum, Chairman started the meeting with the pledge of Allegiance. An invocation was led by Bill Powell followed by names being read for those community members who have passed away in the past year. There was a brief moment of silence.

Dick Corkum introduced the State of South Carolina House of Representative, Nelson Hardwick. Mr. Hardwick thanked the members for allowing him to serve them and asked if anyone had any issues they would like to discuss; none were brought to the floor. He thanked them again and offered his help with anything in the future that may come up. Mr. Nelson also talked about credit monitoring. Due to financial data being compromised during 1998-2011 involving electronically filling in SC they offer free monitoring services for 1 year. He pointed out that they are now working with a new vendor that is offering the monitoring service for \$12.00 that you can sign up with.

Minutes

The Chairman called for a reading of the 2012 Annual Meeting minutes of The Lakes POA or a motion to waive the reading and accept the minutes as written and presented.

Upon a motion by Dick Corkum, Seconded by Pat Keelan and with no objections from the board in attendance, it was:

MOVED: Approved to accept the 2012 Annual Members Meeting minutes of The Lakes POA as written and presented. ***Please see the Website.***

The meeting Chairman, Dick Corkum introduced the Board of Directors along with the new candidates running for the open seats, George Duhaime and George Eber.

All volunteers were thanked. Dick Corkum then announced Mr. Burton Bleakney as the volunteer of the year. He will receive a gift certificate, an inscribed plaque and his name will be inscribed on the Volunteer of the Year plaque. Special thanks also went out to Angelo Brucculeri for volunteering his time to fix the lights that were not working at the front entrance. Bill Powell Thanks all volunteers who help with the Roads Clean Up project. Pat Keelan thanked John Rowe for helping with taking down and putting up the flags at the entrance. He also thanked Ed and Garry Youmell for all their hard work at the entrance.

Craig Wright, Election Chairman was unable to be at the meeting. In his place was his wife Kathy Wright. Mrs. Wright, Tracey Pulido and Chris Millar counted the votes. Chris Millar stated that there was a quorum with 294 votes; making a 55% quorum. The following Board members were elected: Dick Corkum (237), George Duhaime (253), George Eber (254), Pat Keelan (251) and Frank Murawski (257).

Chris Millar noted that there were 4 write in nominees; Sarah Armstrong (1), Greg Rogers (1), Larry Hisko (1) and Augustine Blackburn (1)

Budget

Ron Estock spoke briefly on the Budget for the 2014 year. Mr. Estock mentioned the 5% assessment increase for the 2014 year. Ron explained that a big part of the money goes to the roads; \$8,000 to \$10,000 dollars a month is spent on lights, landscaping, management fees and lake maintenance. But still the majority goes to the Roads within the community. ***Please see the Website.***

It was asked to Ron does the county own the roads. Answer: No they do not; the Lakes community does. A Road Report for the next 10 years was handed out to all in attendance. ***Please see the Website.***

Doug Millar read into the minutes The Lakes Tax Resolution.

Upon a motion by Dick Corkum, seconded, by Pat Keelan and with no objections, it was:

MOVED: Approved to accept the Tax Resolution, RESOLVED; that any excess of membership income over membership expenses for the year ended December 31, 2013 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Cameras

Frank Murawski discuss the installation of 3 cameras to the front entrance to help monitor activity at the front entrance. These cameras would be able to capture everything coming in and out right down to faces and plate numbers. Dick Corkum asked for a show of hands for those who would be in favor of the cameras; from the show of hands it was a go. It was explain that these cameras would be tide into surfside Beach Police Department and Horry County.

New Business

Dick Corkum announced that the Board of Directors were looking for anyone interested in an Ad Hoc member position or just volunteering in the community to please see one of the Board members.

Earth First will install flower at the front Entrance in both the spring and fall. They will also keep them weeded.

Dick Corkum discussed DR Horton's idea for taking the rocks out from the entrance and installing a 2 rail vinyl fence just waiting for them to get the final proposal. Dick also mentioned the new phases bringing about 160 new homes and a second entrance to The Lakes. He believes this is a positive note for the Community and more revenue from the Capital Contributions and the increase in Assessment fees collected.

Pat Keelan mentioned that there was a contract signed to have a tree company come in and trim trees around the light poles. Also reminded the community that feed the wild life is prohibited as well as against the Law. And notified the community that there was a geese round up planned for June 2014. Any and all volunteers are welcomed to help with that.

Speeding within the community was brought to the Boards attention. Frank responded saying that he was working with Horry County police officer hired by the community to monitor the problem areas. He stated that this will take some time but that they are optimistic about it. Homeowners want to see the officer more about the community and not just at the entrance.

Running a business out the home and subleasing were also brought to the board's attention. Dick Corkum responded that unless there is proof of such actions there is really no way to enforce it.

Next meeting Date

The next meeting will be in October 2014, at the LRC, Time TBA.

Adjournment

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

MOVED: Approval to adjourn the meeting at 11:17 AM.

Dick Corkum, Board President