

**THE LAKES
PROPERTY OWNERS ASSOCIATION, INC.**

**ANNUAL MEMBERS MEETING OF THE LAKES
OCTOBER 25, 2014**

1. Call to Order

Pursuant to call, The Annual Members Meeting of The Lakes Property Owners Association, Inc. was held on Saturday, October 25, 2014, commencing at 10:00 AM at The Lakes Recreation Center, 809 Waccamaw River Road, Myrtle Beach, SC 29588.

2. Invocation

Colonel Bill Powell presented the Invocation.

3. Moment of Silence

Meeting attendees observed a moment of silence in remembrance of community members who had passed away during the past year.

4. Introduction of Current Board Members

Dick Corkum, President
Frank Murawski, Vice President
Ron Estock, Acting Treasurer
Pat Keelan, Secretary
George Duhaime, Member at Large
George Eber, Member at Large
Bill Powell, Member at Large
Greg Rogers, Member at Large
Zack Charon, Ad Hoc

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

5. Guest Speaker

South Carolina House of Representatives Nelson Hardwick stated that homeowners associations had been a hot topic over the past year and that that he was working to have all homeowner associations' covenants and restrictions posted on the Horry County website, so that homebuyers could review them before closing on a property. He next stated that Senator Greg Hembree had introduced bills to allow for the appointment of a magistrate to mediate owner / HOA board discrepancies without having to retain an attorney.

6. Introduction of New Board Members / Ad-Hoc Members

7. Volunteer of the Year Award

Ms. Michelle Burkholder, who represents the Welcome Committee, was selected as the Volunteer of the Year.

Chairman Corkum extended a thank you to all of the community volunteers for their dedication to the betterment of the community. He further stated that volunteers were needed to for the highway committee and asked that interested owners contact Kathy Wright or Bill Powell.

8. Verification of Quorum and Certification of Ballots

Election Chairman Craig Wright confirmed that there was a quorum to hold the meeting. He next certified that Zach Cheron received 162 votes, Bill Powell 251 votes and Greg Rogers 219 votes.

Mr. Millar stated that an email would be transmitted next week to communicate the ballot total for the setbacks.

9. Review of Annual Budget and Discussion

Mr. Millar reported the 2-page document in the meeting handout contained the current balance sheet for the homeowners association and a copy of the approved 2015 budget. He next stated that there was no increase in the 2015 fees and they would remain at \$383.

To formally document the Association's intent to carry excess membership income over to the next year, Mr. Millar next read the following statement:

"Whereas, The Lakes Property Owners Association, Inc., is a South Carolina corporation duly organized and existing under the laws of the State of South Carolina; and whereas the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service; now therefore, the members hereby adopt the following resolution by and on behalf of The Lakes Property Owners Association:

Resolved that any excess of membership income over membership expenses for the year ended December 31, 2014 shall be applied against the subsequent tax year member assessments as provided by the IRS Revenue Ruling 70-604." Upon a motion made by Seconded by Mr. Cory, it was:

MOVED; to adopt the noted resolution to allow the Association to carry excess membership income over to the subsequent year without paying taxes on the same.

10. D. R. Horton Discussion

It was stated that the new D.R. Horton project would add 300 homes.

11. Lakes Roadway Discussion

It was noted that because there continued to be a problem with speeding on The Lakes roadways that two police officers are scheduled to be placed on Ashley River Road.

12. State and County Roads Discussion

A meeting was held and Glenns Bay Road is scheduled for the last half of 2014 and that Holmestown Road would be another year out.

13. Ride III Program and Glenns Bay/Holmestown Road/Bypass 17 Overpass

It was noted that the RIDE III program has been established. Ride I was a 7-year program that increased the state sales tax from \$.06 to \$.07. Ride II increased the state sales tax from \$.07 to \$.08. Ride I ended in April 2014. Ride II benefitted owners on the south-end with 707 and Glenns Bay Road.

14. Security Camera Update

Two security cameras are on hold indefinitely due to the work on Holmestown Road. This system is recognized by the courts and film can be used to prosecute in court. Planned locations included the gazebo and one at the entrance to the neighborhood.

15. New Business – Homeowner Input

- A Drainage Committee has been established.
- The drains at Ashley Ford need to be repaired. Damaged by contractor.
- Owners discussed the maximum number of vehicles that are permitted to be parked at a residence.
- Running a business out of an owner's home is in violation of the covenants.
- If new road is not completed by 12/2015, a stop work order can be put on the developer.

Chairman Corkum thanked everyone in attendance for the opportunity to have served on the Board these past years. He next polled those in attendance on whether to change the front fencing from a wood finish to 2-rail vinyl at D.R. Horton's cost. It was noted that this subject had been voted down on three prior occasions.

16. Minutes of the 2013 Annual Meeting

The Chairman called for a reading of the 2013 Annual Meeting minutes of The Lakes POA or a motion to waive the reading and accept the minutes as written and presented.

Upon a duly made motion, seconded, and with no objections from those in attendance, it was:

MOVED: that the minutes of the 2013 Annual Members Meeting minutes of The Lakes POA be approved as written.

17. Adjournment

With no further business to discuss, the meeting was adjourned at 11:26 AM.

Douglas A. Millar, Recording Secretary