

THE LAKES PROPERTY OWNERS' ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

WEDNESDAY, AUGUST 26, 2015

TIDELANDS BANK BUILDING

MINUTES

1. Call to Order

President Frank Murawski called the meeting to order at 9:00 AM.

Board Members in Attendance

Frank Murawski, President
Pat Keelan, Secretary
Dick Corkum, Member at Large
George Duhaime, Member at Large
Greg Rogers, Member at Large
Ron Estock, Treasurer Committee
Zack Charon, Ad Hoc

Managing Agent: Representing LITUS* To Let
Doug Millar
Sharri Patterson

2. Approval of Minutes

Board of Director's Meeting Minutes – June 8, 2015

A brief review of the minutes of the June 8, 2015 meeting was entered. Upon a motion made, seconded and unanimously approved, it was:

MOVED; that the minutes of the March 23, 2015 Board of Directors meeting be approved.

General Membership Meeting – June 15, 2015

A brief review of the minutes of the June 15, 2015 meeting was entered. Upon a motion made, seconded and unanimously approved, it was:

MOVED; that the minutes of the June 15, 2015 General Membership meeting be approved.

3. New Business

A. Dues 2016

Board members entered into discussion on 2016 projects and expenses and a proposed five percent (5%) increase in 2016 dues. Upon a motion made by Mr. Ron Estock, seconded by Mr. Rogers, and unanimously approved it was:

MOVED; to approve a five percent (5%) increase in 2016 dues from \$383.00 per year to \$402.00 per year.

B. Front Entrance and Landscaping Update

President Murawski stated he, Mr. Rogers and Mr. Keelan had met with DOT and Southern Asphalt and had discussed upgrading the sign and front entrance and that we were negotiating the dollar reimbursement for replacement of the entrance signage, lighting, irrigation, etc. He stated that Mr. Steve Gosnell had indicated that road 1 would be deeded over to The Lakes.

C. Drainage – Black River Road

Board members discussed work on the primary drainage swales on Black River Road. To dig them out, install twelve inch (12") pipe, add drain boxes and cover them over, the cost was \$21,000. Board members next discussed updating the owners on the Board's recommendation to address the swales.

Board members scheduled the quarterly meeting tentatively scheduled for September 8, 2015 commencing at 6:30 PM at the LRC.

D. Annual Members' Meeting

The Board discussed the annual meeting scheduled for Saturday, October 24, 2015 at 9:30 AM in the Inlet Square Meeting Room. Signs will be placed in The Lakes to remind owners of the date, time and location change.

- Recognize Natalie Boyd who had been The Lakes police officer and recently retired.
- Elections – Because five (5) Board members were up for election in 2015 and two (2) would be up for election in 2016, Board members appointed one (1) Board member for one (1) additional term. Upon a motion made, seconded and unanimously approved, it was:

MOVED; to extend the Board term of Mr. George Duhaime for one (1) year.

- Volunteer of the Year – Board members identified two owners and will discuss additional candidates by the quarterly meeting.
- Annual Budget
- Guest Speaker – Board members agreed to ask S.C. Representative Frye to speak at the meeting.
- Invocation – Bill Powell
- Miscellaneous

- i. Pledge of Allegiance
- ii. Introduction of managing agent
- iii. Confirmation of a quorum to hold meeting
- iv. Ballots will be handled by LITUS* To Let
- v. Resolution for Excess Funds
- vi. Construction updates
- vii. Budget update

4. Adjournment

There being no other business to come before the Board, the meeting was adjourned at 12:10 PM.

Meeting Commenced: 9:30 AM
Meeting Adjourned: 12:10 PM

Frank Murawski, President

Doug Millar, Recording Secretary