

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

**ANNUAL MEMBERS MEETING OF THE LAKES
OCTOBER 24, 2015**

1. Call to Order

Pursuant to call, the Annual Members Meeting of The Lakes Property Owners Association, Inc. was held on Saturday, October 24, 2015, commencing at 9:30 AM.

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. Guest Speaker

South Carolina House of Representatives Russell Fry stated that homeowners associations had been a hot topic over the past years. The Senate is conducting a study and seeking public input. Input is due by 10/27/16 and can be sent to paulabenson@scsenate.gov Road construction is still on schedule for now. Due to the flood don't hesitate to apply for FEMA assistance. Russellfry@schouse.gov 843-421-4587

5. Introduction of Current Board Members

Frank Murawski, President
George Eber, Vice President
Ron Estock, Treasurer
Pat Keelan, Secretary
George Duhaime, 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 Sharri Patterson, Community Manager.

6. Volunteer of the Year Award/Honor Award

Craig Wright was selected as the Volunteer of the Year.

Natalie Boyd is being honored for Police work within the community for over 9 years.

Col. Bill Powell honored for many years of service within the community. Joan Wallaceson with Quilts of Valor honored Col. Bill Powell for his service in the Armed Forces. The Quilts of Valor website is www.qovf.org

7. Verification of Quorum and Certification of Ballots

Doug Millar verified a quorum for the meeting. Proxies and ballots are being tallied and a report will be given at end of meeting.

8. Review of Annual Budget and Discussion

Ron Estock reported the 2-page document in the meeting handout contained the current balance sheet for the homeowners association and a copy of the approved 2016 budget. He stated that there will be an increase in the 2016 fees. The fee will go to \$402. This will create a surplus for the road work coming up in 2017. The POA will change banks by year end.

To formally document the Association's intent to carry excess membership income over to the next year, Mr. Millar next read the following tax resolution 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 ending December 31, 2015 shall be applied against the subsequent tax year member assessments as provided by the IRS Revenue Ruling 70-604." Upon a motion made and Seconded 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.

9. D. R. Horton Discussion

It was stated that the D.R. Horton purchased 18 more lots. D.R. Horton is in negotiation with the county for the new homes. If construction companies cause property damage, let the Board know so they can take it to D.R. Horton.

10. State and County Roads/Landscaping Discussion

The new entrance is still a couple of months away. We are picking out the new landscaping to go at the front. Pat Keelan is working on the new monument signs also.

11. Roadway Discussion

It was noted that because there continues to be a problem with speeding on The Lakes roadways the two police officers will be updated with current information.

12. Drainage

Dave Fuss explained how the community drainage system works with the primary swales. The county does not consider the lakes as lakes; they are engineered storm water ponds. The Committee is proposing to take over the care of the older sections of the community. A drainage report was posted to The Lakes website for explanation of the drainage swales.

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

Doug Millar introduced new Board members in no specific order:

Frank Murawski
Rob Young
Pat Keelan
Anita Johnson-Gadd

14. New Business and Homeowner Input

- Need community members to volunteer.
- Trying to get out newsletters.
- Please make sure LITUS* has your email.
- Removal of the front entrance rocks is still in discussion.
- Lights out at the gazebo and homeowners would like Christmas lights.
- A suggestion box has been placed and will be out at every meeting.
- Crime in the area – make sure that vehicles and garage doors are locked and shut.

- If you street light goes out you can call Santee Cooper and report it.

15. Security Camera Update

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.

16. Minutes of the 2014 Annual Meeting

The President called for a reading of the 2014 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 2014 Annual Members Meeting minutes of The Lakes POA be approved as written.

17. Adjournment

With no further business to discuss, the meeting was adjourned.

Douglas A. Millar, Recording Secretary