

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
MONDAY, DECEMBER 7, 2015
@ the LRC**

1. Call to Order

President Frank Murawski called the meeting to order.

Board Members in Attendance

Frank Murawski, President
George Duhaime, Vice President
Pat Keelan, Secretary
Ron Estock, Treasurer Committee
Anita Johnson, Member at Large
Greg Rogers, Member at Large
Rob Young, Member at Large
Zack Charon, Ad Hoc

Managing Agent: Representing LITUS* To Let

Doug Millar
Sharri Patterson

2. Financials

November financials sent out by Ron. Checking and savings at South State Bank to close by end of the month, start using the Wells Fargo account. The budget for the drainage is at \$40,000.00. Greg asked if still owe \$62,000.00 on the roads – yes. It appears that about 20 more homes are to be built.

The Board approved financials.

Discussion of the 2016 annual statement – delete the legal verbiage from the statement leaving the admin and late fee.

Frank passed out the meeting minutes for approval:

MOVED; that the minutes of the September 8, 2015 General Membership meeting be approved by 5:00 pm the next day.

3. New Business

A. Front Entrance and Landscaping Update

President Murawski stated DOT is dragging on answering questions about drainage, signage and landscape. The Lakes may have to pay for a sign. Have a budget of \$100,000 - \$150,000.00.

B. Drainage

Need cost for the next 5-7 years. Look at the roads to finish with the paving first, otherwise, no further update at this time.

C. Beaver

Anita – What are we doing about the beaver issue?

The beaver is being relocated, as we cannot open the dam as it floods Indigo Farms.

D. Website

The website is full of old information. Doug agreed with board member approval that items could be removed with someone sitting together ensuring the correct items are staying.

E. Welcome Committee

Fact sheets that LTL sends out are not being sent back to LTL by the new homeowners. Frank suggests the block captains take control of meeting and greeting new homeowners. Anita is going to get the emails from Janine @ LTL with the information of the new homeowners. Anita will take charge of the Welcome Committee and help ensure that all the new homeowners are greeted. Anita will email Ron with the information. She is running out of material and needs approval to get more binders and such.

Anita feels there is a covenant for an easement that was not recorded from 2014. Frank agreed to look into the matter.

F. Misc. Items of discussion

- All invoices need approval for payment, other than standard invoices such as electric and pond maintenance.
- Landscape contract with current company to be terminated. Sharri is to cancel current landscape contract for 12/31/15. Offer to allow him to submit a proposal. Reach out to get some proposals submitted.
- Homeowner has an issue with Estate Management treating the pond. The Lakes has paid for the treatment, so it will continue.
- Larini – Foreclosure due to violations. Frank agreed to waive admin and late fees if Larini took away the trailer and paid the violations.

G. Quarterly Members' Meeting

The Board discussed the quarterly meeting scheduled for 2016. Signs will be placed in The Lakes to remind owners of the date, time and location change.

- Recognize John Rowe for service with a \$50.00 gift card and plaque.
- Recognize Dick Corkum for his service on the board with a plaque and \$100.00 gift card.
- Annual Meeting scheduled for 10/22/16 at the Inlet Square Mall. Sharri to book the room.
- 2016 Quarterly Meeting Dates:
03/21/16 @ 7:00 PM
06/20/16 @ 7:00 PM
09/19/16 @ 7:00 PM
12/05/16 @ 7:00 PM
With two additional executive meetings.

4. Adjournment

There being no other business to come before the Board, the meeting was adjourned.

Frank Murawski, President

Doug Millar, Recording Secretary