

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
EXECUTIVE MEETING OF THE BOARD OF DIRECTORS
MONDAY, DECEMBER 13, 2016
AT THE LRC BUILDING**

1. Call to Order

President Frank Murawski called the meeting to order.

Board Members in Attendance

Frank Murawski, President
George Duhaime, Vice President
Ron Estock, Treasurer
Anita Johnson, Member at Large
Greg Rogers, Member at Large
Rob Young, Member at Large

Managing Agent: Representing LITUS* To Let

Doug Millar

2. Election of Officers

Frank discussed the need to elect officers for the 2016-2017 Association's year. After much discussion, and votes, the Board is as follows:

Frank Murawski, President
George Duhaime, Vice President
Rob Young, Secretary
Ron Estock, Treasurer
Anita Johnson, Member at Large
Greg Rogers, Member at Large

3. Appointment to Fill the Unexpired Term of Pat Keelan

Frank offered Craig Wright's name up for consideration. After discussion, and the vote, the Board unanimously appointed Craig Wright.

4. LTL Staffing

Doug advised the Board that Sharri was no longer with LTL, due to a series of Family emergencies. Doug will fill that slot until such time as necessary.

5. 2017 Operating Budget

Ron offered a couple of fine tuning options to the proposed budget. Each of the changes was discussed. The Board voted unanimously to approve the 2017 Budget. A copy of that budget is attached herein.

6. Horton Legal Issue(s)

The Board went into executive session to discuss pending issues with Horton with the HOA attorney, Mr. Steve Ouverson, Esquire. The Board came out of executive session. Mr. Ouverson has the direction of the Board to move forward.

7. 2016 Delinquency

Doug provided the Board with the list of the six homeowners who are past due. Two had paid, but had asked the Board to consider asking the HOA attorney to reduce the legal fees. Doug reported that he had spoken with the Attorney who had offered to reduce each to \$125.00.

The remaining delinquents will have liens filed on their property, and additional demands made to collect the past due balances.

8. New Builder for Remaining Tract

Anita stated that her contact with the current owners had yielded no response as to what the status of the property was at this time.

9. 2017 Road Paving

Ron discussed the several roads/areas that will need to be considered to be repaved during the upcoming year. There are considerable monies in the Road Reserves account(s). More on this as the year unfolds.

10. Entrance Gazebo

Frank discussed the apparent electrical issues that appear to be failing or shorting out. George will seek the advice of a professional electrician and report to the Board at the next meeting.

11. Stop Signs

Several homeowners had requested the Board consider installing more stop signs. After much discussion, the Board agreed that they would not install any at this time.

12. 903 Tyger River Road

HOA attorney Steve Ouverson reported that he and the adjacent homeowner's attorney had been discussing this matter. Mr. Ouverson will continue to follow up on the matter.

13. *** Roadway Lighting**

Frank reported that the DOT had refused to approve the matching street light poles as The Lakes is using throughout the Association. The demanded light poles cost approximately \$300.00 more than budgeted. Greg and Frank will continue to monitor and report.

14. Estate Management Increases

Ron advised the Board that the current pricing for the ponds and lakes had increased for 2017, but that pricing was already in the approved budget.

15. Waccamaw River Road Fencing

The Board discussed several options of the replacement type of fencing along the road. No decision was made.

16. Security Cameras

As the DOT entranceway project continues, the Board will look at several options for the entranceway cameras, which tie into the Horry County Emergency Budgets with Wildfire Camera Systems.

17. Two Ad Hoc Candidates

Frank suggested that the Board consider Robert Tomassetti (543 Little River Road), and Andre Chouinard (241 Wateree River Road) both be considered as Ad Hoc Board members. Both candidates had offered up their names for considerations.

18. Adjournment

There being no other business to come before the Board, the meeting was adjourned at 10:47 PM

Frank Murawski, President

Doug Millar, Recording Secretary

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