

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
EXECUTIVE MEETING OF THE BOARD OF DIRECTORS
MONDAY, FEBRUARY 6, 2017 - 6:30 PM
AT THE LRC BUILDING**

1. Call to Order

President Frank Murawski called the meeting to order at 6:31 PM.

Board Members in Attendance

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

Ad-Hoc Members

Andre Chouinard
Robert Tomassetti

Managing Agent: Representing LITUS* To Let

Doug Millar

Financial Report

Upon a duly made motion, seconded, the financials presented by Ron Estock was approved unanimously.

2016 Annual Meeting Minutes

Upon a duly made motion, seconded, the meeting minutes of the 2016 Annual Meeting was approved unanimously.

Board Meeting of December 13, 2016

Upon a duly made motion, seconded, the meeting minutes of the December 13th, 2016 Board Meeting was approved unanimously.

Old Business

1. 2017 Budget.

The approved budget for 2017 will be posted on the POA website. Those present applauded Ron for his hard work and diligence to the POA finances.

2. Review of Administrative Procedures by LTL for 2017.

Doug reviewed LTL's procedures for gathering the correct home addresses for all new purchasers and to pass that information on to the Welcome Committee. LTL will follow the heretofore-used collection procedures.

3. Update On New Section Building

R.S. Parker Homes has purchased the new section, and will be meeting with the Board to discuss their thoughts, plans, and timelines. Doug will schedule that meeting as soon as is practical.

4. 2017 Road Repair and/or Paving

Ron spoke about the historical reserve plans for doing roadwork on an annual basis as outlined in the Road Plan (on POA website). 2017 Road repairs are anticipated to be in the concrete areas on Santee River Road, Seneca Court, and Seneca River Road.

5. Security cameras

Andre Chouinard and Craig Wright both volunteered to meet with A Services Group to renew The Lakes interest in obtaining security cameras for entrances and exits of the neighborhood.

6. Delinquency update

Doug discussed the six delinquent homeowners in Executive Session. After exiting that Session, the Board directed LTL to move forward with the POA's attorney for collection of past due monies.

7. Drainage update

Most of the primary swales are cleaned up, widened, and areas being monitored. Now the Drainage Committee will continue to be reviewing and status of the secondary swales. The Committee has found swales on homes of 4-6 people to receive a letter demanding clean up within 30 days. Work must be complete or a fine will be assessed, and if that fine is not paid, collections will become effective. A land surveyor will be employed to determine flow and directions. The Board approved \$350.00 for Premier Concrete Company's last assignment.

8. Horton Road Damages Update.

Of the some \$35,000.00 due, Horton offered to pay \$15,000.00. Our POA offered to pay \$5,000.00. Those offers appear to be insufficient for Mr. Miller's company. The POA has been served with a lawsuit for the remainder. The Board went into Executive Session to discuss this. After exiting Executive Session, the Board announced that they would turn the lawsuit over to our Insurance Carriers for defense of the demands. The Board also announced that our attorney, Mr. Steve Ouverson would be designated as the POA's registered agent with the State of SC.

9. Storm Cleanup

Notices have been sent out to all violations by homeowners' o non-removal of Matthew storm debris.

New Business:

1. Road Signage

The new signs designs were reviewed. The new signs will be installed within the next thirty days. Many of the old signs need to be repainted or replaced in an attempt to match the new colors as closely as possible.

2. Ad-Hoc Responsibilities

The Board reviewed the POA's Covenants that all of the homeowners need to adhere to. Discussion was heard as to the procedures of violations pertaining to boats, RVs, parking on the street, overnight (2 AM to 6 AM), and unlicensed vehicles.

3. Personal Property Taxes

Ron spoke with CPA (who has filed the Federal and State tax returns) who advised that the signs were not to be taxed, and that the POA has very limited tax exposure.

4. Street Lights

Swan Lake breakaway streetlights had been ordered, and are scheduled to be installed on, or about February 14th. This lighting is expected to facilitate driving along these roads.

5. Quarterly Members Meeting

The next quarterly meeting is scheduled for March 21, 2017 at the LRC, beginning at 6:30 PM.

6. Adjournment

There being no other business to come before the Board, the meeting was adjourned at 8:33 PM.

Frank Murawski, President

Doug Millar, Recording Secretary