

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
EXECUTIVE MEETING OF THE BOARD OF DIRECTORS
MONDAY, May 1, 2017 – 8:00 PM
AT THE LRC BUILDING**

1. Call to Order

President Frank Murawski called the meeting to order at 8:00 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

Old Business

1. Approval of Financials

Motion made, seconded and passed unanimously.

2. Approval of Meeting Minutes

Motion made, seconded and passed unanimously.

New Business:

1. Painting Gazebo

Motion to paint the Gazebo to match the new sign colors was made. After discussion, it was agreed to gather bids and report back to the Board next meeting. Motion was made to remove the bird bath from the Gazebo, seconded and passed unanimously.

2. Street Signs

The Board discussed purchasing new street signs. The Board agreed to look at the SCDOC website at the "Sign Shop" and gather prices of signs and report back at next meeting.

3. Amenity center vs LRC

After much discussion, a committee was appointed (George, Rob and Andre) to meet with Parker and LRC to discuss all options and report findings at next meeting.

4. Admin/late fees collection procedures

The Board had questions relating to the adding and collection procedures of fees. Doug from LTL explained the computer program automatically generates the late fee on the last day of the month if a balance is still in the system. Also discussed that Homeowners can call the property manager to discuss their account and ask for a fee to be waived per circumstance. (This is sent to the Board for approval).

5. Impact fees for Phase 14 and revision of the agreement going forward.

This was tabled indefinitely.

6. Financial reporting after Ron leaves.

Discussed who was going to take Ron's place in July. Discussion was held to ask for volunteers at the next meeting and to also look into a professional agency to manage the finances.

7. Bill Miller, curbing and paving.

Insurance has settled the case. He is now ready to approach the homeowners to schedule time to make necessary repairs.

8. Security Cameras

After discussion of the two current bids, The Board decided it was at the best interest of the homeowners to continue to gather bids to ensure the proper equipment/costs were obtained and report findings at next meeting.

9. Lakes dredging planning

Motion made, seconded and passed unanimously to gather bids to have at least 3 lakes surveyed for dimensions and report back to Board with findings.

10. Fence variances

Discussion held relating certain homeowner who wishes to install 5' fence with future plans to install a swimming pool. Discussion as to needing a legal binding document stating if the pool is not completed within a year; the fence must be replaced with 4' fence per guideline. Motion was made for the Board to pay the legal fee for the document; seconded; motion failed with all present voting against the motion but one board member. At this point the application will be denied for the 5' fence without a pool. The Board will revisit the issue if application is

resubmitted. The Board will stand by the guidelines set forth in the CC&Rs at this time for all fences.

11. George Eber- New Ad HOC

12. Adjournment

There being no other business to come before the Board, the meeting was adjourned at 9:00 PM.

Frank Murawski, President

Doug Millar, Recording Secretary