

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
EXECUTIVE MEETING OF THE BOARD OF DIRECTORS
MONDAY, June 19, 2017 – 7:00 PM
AT THE LRC BUILDING**

1. Call to Order

President Frank Murawski called the meeting to order at 7:01 PM.

Board Members in Attendance

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

Ad-Hoc Members

Andre Chouinard
Robert Tomassetti

Managing Agent: Representing LITUS* To Let

Doug Millar
Karen Clark

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. Ron Estock's Replacement

The Board discussed the need for a replacement for someone in the role as treasurer, as Ron will be moving at the end of July. The Board thanked Ron for his service to the community. The Board invited the homeowners with an accounting/business background to volunteer for this position.

2. Amenity center vs LRC

No new information was presented. Committee is in place and will gather more information after meeting with Mr. Parker to present to the Board, at a later date.

3. Violation Follow-up

Frank told the Board members "We have to step up and start doing inspections and sending out violation notices". The Board agreed to be more consistent in violations and follow-ups and discussed addressing some of these issues in the

CCR's, and to increase the fines. The Board will continue to review the CCRs and make suggestions for amendments at the next meeting. Homeowners complaining of several properties with unkempt lawns, mildew on the house and bushes/trees that need cutting. The Board will follow up on these matters.

4. Lake Dredging

The Board discussed the need to make lakes deeper to help with the algae problems. The Board will gather data and costs, for this and report at a later meeting.

5. RS Parker and the community center

Committee discussed some of their findings regarding the proposed community center. The committee will continue to meet with Mr. Parker and present the options to the Board at a later date.

6. Swan Lake Road

Frank will continue to use the chain of command with SCDOT and Horry County Road Department to get improvements completed now instead of waiting until the road construction is completed.

7. Front Entrance Lighting

Santee Cooper is awaiting the right a way from SCDOT-possibly early fall before they can get line across the main road.

8. Waccamaw River Road Repairs

The Board is getting estimates to repair the tile underneath the roadway. The estimates will be for both "temporary patch" and "permanent fix". The cost to repair and replace the tile will be an expensive project. The Board will notify homeowners as soon as they have some answers.

9. New Signs

New signs have been purchased for the lakes. They will be installed next week.

10. Geese Round up

The Annual Geese Round Up collected 28 geese today from around the lakes. They will come back at a later date to round up the others.

11. Lake conditions

Algae present on the lakes. Common problem when the water gets low. If an irrigation system is connected to the lake, please use water responsibly. The Board suggested that homeowners use Grand Strand Water and Sewer to connect their irrigation systems instead of the lake to help with water levels and algae in the lake.

12. Security Camera Presentation

A Lakes homeowner that owns a camera company, addressed Board on security camera system that he could install. He presented information relating to the cameras, other necessary equipment and quoted a price with labor. The Board will

continue to gather estimates from other providers and make a decision, at a later date.

13. Adjournment

No other business presented to Board; meeting adjourned at 9:12 P.M.

Frank Murawski, President

Doug Millar, Recording Secretary