

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
EXECUTIVE MEETING OF THE BOARD OF DIRECTORS
MONDAY, September 18, 2017 – 7:00 PM
AT THE LRC BUILDING**

1. Call to Order

President Frank Murawski called the meeting to order at 7:02 PM.

Board Members in Attendance

Frank Murawski, President
George Duhaime, Vice President
Rob Young, Secretary
Doug Owens, 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

Discussed some possible changes as to how the board will receive the financial documents, using The Lakes website for all board reports and discussed the intent to have an audit completed.

2. Approval of Meeting Minutes

New Business:

1. Appointment of new treasurer, Doug Owens

The board welcomed Mr. Owens to the position of treasurer to complete Mr. Estock's term. Motion was made to confirm the email vote by BOD to appoint Owens to the position. Seconded and passed unanimously.

2. RS Parker update

ACC and Parker are working on some issues that will protect the Lakes and Mr. Parker's interest as future boards are elected as well as ACC request for model homes in the new phase. The BOD will continue to work closely with Mr. Parker to ensure the interest of the community is first and foremost during this development phase.

3. Graduated fines for violations

George offers suggestion of imposing a graduated fine system to ensure those who are habitual violators stop pushing the limits. The Board discussed setting fines from \$25 for first offense and capped at \$100 for consistently breaking the rules. Doug Millar and George will work on the draft and present it to the Board at a future meeting. The BOD agrees to the concept and looks forward to the draft presentation.

4. Construction Update

The board has contacted SCDOT/HCRD regarding the appearance of Swan Lake and Waccamaw. They have agreed to a maintenance plan and have begun mowing more frequently and plan to start the irrigation and landscaping on Swan Lake to be completed within 30 days, weather permitting and then moving on to Waccamaw.

5. Miscellaneous business

Board discussed the need to design a primary swales plan to ensure the primary swales remain clean and clear of debris and weeds. Rob will speak with the lake maintenance company for the best options on either spraying or cutting the vegetation that grows along the swales. Rob will also get estimates for the cost of digging out the swales when the water is low and report back to the board.

6. Planning for annual meeting

The board discussed the upcoming annual meeting on October 28, 2017. The board encouraged homeowners to send in their application to run for one of the four (4) seats that are coming open on the board. All four of the current board members have stated their intent to run for another term. Application must be received by LTL by Thursday, September 21, 2017, in order to be placed on the proxy/ballot. In addition, after discussion of homeowners who go above and beyond as volunteers in the community, a motion was made to name Dave Fuss as volunteer of the year. Seconded and passed unanimously. He will be presented with a gift certificate and a plaque at the annual meeting. Frank will make the arrangements for speakers at the meeting.

7. Adjournment

No other business presented to board; meeting adjourned at 10:55 P.M.

Frank Murawski, President

Doug Millar, Recording Secretary