

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
Monday, August 27, 2018 – 6:30 PM
AT THE UCB BUILDING**

Call to Order

President George Duhaime called the meeting to order at 6:33 PM.

Board Members in Attendance

George Duhaime, President
Rob Young, Secretary
Doug Owens, Treasurer
Greg Rogers, Member at Large
Frank Murawski, Member at Large

Ad-Hoc Members

Bob Tomassetti

Managing Agent: Representing LITUS* To Let

Doug Millar
Karen Clark

Old Business

Financial Report-Doug Owens reported the audit process is nearing an end and hopefully will have the report by the end of next week.

Approval of July 16, 2018 Meeting Minutes- A motion was made, seconded to accept minutes as presented. Motion carried.

New Business:

1. Annual Meeting Planning
 - a) Board member nominations and suggestions-The 60 Day notice will be mailed this week. The contents of the mailing were reviewed and suggestions were made to include George Duhaime and Doug Owens is willing to serve another term.
 - b) Volunteer of the year nominations- Four people from the community that have been a great asset to the neighborhood was nominated for the title of Volunteer of the year. After much discussion a vote was called for and Gary Liebzeit was voted as Volunteer of the year. He will be presented a plaque at the Annual Meeting.
 - c) Consideration of Good neighbor of the year award-Craig Wright. Craig was unable to attend the meeting due to MVA; the board discussed adding another award and declined to do so at this time.

- d) Agenda items-Col. Bill Powell will deliver the invocation and again, SC House of Representative Russell Fry will update the community on the work being done in the House. A representative from Caviness and Cates will follow to introduce the new builder and to answer any questions pertinent to the new phase. The board will also include any update pertaining to dredging the lakes, roads/speed humps and information from RSP regarding an Amenity Center.
- 2. Sprinklers turned on and adjusted, water invoice adjusted. The landscaper had control of the system as a part of the agreement to include a warranty on the plantings. Repairs were made and the invoice was submitted to the water company. The water company agreed to a credit on the account. The irrigation has now been cut back to two days a week instead of five.
- 3. Palm trees on Waccamaw and plaques-Several trees have been purchased as memorials and the plaques are currently being made and will be installed at the base of each tree.
- 4. ACC proposal for bulkhead on pond near the gazebo-"Front pond is a mess and falling apart". This pond is constantly in need of maintenance as it must be filled a couple times a week using the well that is located on someone else's property. The pump has to be turned on manually. The well is slowing going dry. The cost of repairing the pond and installing a bulkhead is around \$65,000 and would be next year before work could begin. The questions are do we need a pond there? Can it be filled in and trees and grass planted to beautify the property? Is it part of the storm water management plan? Most believe since the pond has no entrance nor exit it is not part of the drainage for storm water and this is not a contributing factor. After much discussion, the board has agreed to present this to the homeowners for discussions and suggestions as to what the community wants.
- 5. Rules and Regulations to be filed in the county records by 12/31/18-Currently Russell Fry is reviewing the documents (at no cost) to assist the board with interpretation clarification. It has been suggested to add "no short term rentals" to the rules with the recent knowledge of one homeowner that has been renting their home on Airbnb for weekly rentals. Updates and suggestion will be discussed at a later time.
- 6. Miscellaneous
 - a) Replacing the signs with the new logo-what is the cost and suggested to get bids. It was determined this issue was discussed via email and the signs are currently being repainted instead of new ones installed. After brief discussion that these types of decisions should have been brought to the board room for a vote instead of doing this via email a motion was

made "The Board to allow expenditures by the President or a committee chairman, who is given permission by the president, to spend up to \$2000 with approval by the board members over email". Motion seconded. After a discussion the vote carried.

- b) Speed humps-unsure if they have been ordered yet. Painting stripe on the roads at the stop signs has helped and more people are stopping. Update will be given at the next meeting.
 - c) LRC asking if the board can purchase 20 chairs to be used for meetings held at the LRC. Frank Murawski will check the fire code to ensure the building occupancy and if so will get cost for the chairs and present it to the board via email. All were in agreement.
7. Adjournment-After no further business brought before the board a motion was made, seconded and carried to adjourn at 8:08 pm. Next meeting will be held on September 17, 2018 at LRC following the quarterly resident meeting.

George Duhaime, President

Doug Millar, Recording Secretary