

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
Monday, October 8, 2018 – 6:30 PM
AT THE UCB BUILDING**

Call to Order

President George Duhaime called the meeting to order at 6:28 PM.

Board Members in Attendance

George Duhaime, President
Anita Gadd, Vice President
Rob Young, Secretary
Doug Owens, Treasurer
Greg Rogers, Member at Large
Frank Murawski, Member at Large
Craig Wright, Member at Large

Ad-Hoc Members

Andre Chouinard
Bob Tomassetti

Managing Agent: Representing LITUS* To Let

Doug Millar

Guests

Jessica, Caviness & Cates, Community Sales
Steven, Caviness & Cates, Construction Manager

Old Business

Financial Report-Doug Owens reported the audit is completed. A copy of the letter from the CPA will be handed out to the homeowners at the Annual meeting. Those wishing to review the complete audit will be provided copies upon request. Also the investment accounts and tax return was discussed. Information was presented to the board regarding options to protect investment accounts to be reviewed for future meeting. A motion was made, seconded and carried to accept financial report as presented.

Approval of August 27, 2018 Meeting Minutes- A motion was made and seconded to accept minutes as presented. Motion carried.

Unfinished/New Business:

1. Annual Meeting Planning

- a) Jessica, Representative for Caviness & Cates addressed a situation with a representative of the board who has on occasion acted in an aggressive manner toward her and other contractors. The board has agreed the President will now be the point of contact when issues arise that may be a violation of contractors working outside of the set guidelines. Once the model home receives its CO, someone will be present 7 days a week. Steven answered questions from the board regarding size of lots, homes and estimated pricing as well as drainage complaints. Both representatives will be present for the annual meeting to answer any questions from the property owners. Once all questions had been answered, the guests exited the meeting.
 - b) Agenda items- a draft copy of the agenda was presented and updates/changes were made. The agenda will be printed and distributed to the property owners at the annual meeting.
- 2. Update on Lakes and Drainage-the drainage committee continues to work with the secondary swales. It is a slow process. Discussed with the board different options to addressing the problems with drainage. The drainage committee will report to the board with any situation brought to them on behalf of the property owner for the best possible solution. Also still gathering estimates for dredging Lake Marion, Rainbow Lake and Hatterus Lake. This is going to be a costly expense but will soon be required by the county. It is better to do it now than wait until the county requires it to be done. This will be discussed at the annual meeting to keep the property owners informed as well as to get their opinions on whether to fill in the front pond near the gazebo as it is not a part of the storm water management system.
- 3. Update on Roads, Signs, Speed humps-Lines have been painted on the roads at the stop signs as well as reflective tape has been added to the signs to draw attention to them. These efforts have helped with those speeding through the intersections. The plan is to install 3 temporary speed humps on Ashley/Cooper River, Waccamaw/Wateree and Waccamaw/Cooper River to observe if this approach will slow down people driving through the community.
- 4. Update Amenity Center and LRC-Meetings continue with RSP regarding his ideas on a new Amenity Center for The Lakes. Options are still being weighed as to whether The Lakes will fund a part of RSP Amenity Center or if they want to build their own center. The committee will discuss this at future meetings and will make the POA aware once a decision is close to being made. At this time, there is no guarantee of the location and size of RSP Amenity Center.
- 5. Rules and Regulations to be filed in the county records by 12/31/18-Suggested the board set up a committee to begin reviewing the rules and regulations they want to put into place and get those ready to be published by December. After some confusion regarding the CCR's vs. Rules and Regulations, it was suggested this item be tabled until a future meeting.

6. Miscellaneous

- a) The plaques for the palm trees will be placed before the annual meeting.
 - b) Website design-a member of the board has talked to 4 vendors regarding designing a new website for The Lakes that is more user-friendly and regularly updated. Prices vary. The board will set a meeting to discuss what we all want to see out of the website and to narrow down the cost of designing and managing the site. This will be discussed at the Annual meeting to keep the community informed.
 - c) LRC asking if the board can purchase 20 chairs to be used for meetings held at the LRC. Frank Murawski will check on the most cost effective chairs and make that purchase as agreed by the board at the last meeting.
 - d) Lights on the flag poles are not illuminated well enough. The board has agreed to have the lights adjusted to make the flags more noticeable.
 - e) HOA dues for 2019-Discussion was held as to what if any changes will be for the 2019 dues. With the scope of work that will need to take place on the lakes and the roads, a motion was made to leave the dues at \$402 annually for 2019. The motion was seconded. A discussion ensued regarding at some point the dues need to be reduced. The dredging of the lakes and placing a topcoat on some of the roads could prove to be a costly repair and it would be best to keep the dues the same rather than lowering them now and then having to raise them next year. A vote was called for and the motion carried to leave the dues as \$402 annually for 2019.
7. Adjournment-After no further business brought before the board a motion was made, seconded and carried to adjourn at 8:46 pm. Next meeting will be held on October 27, 2018 after the Annual Meeting.

George Duhaime, President

Doug Millar, Recording Secretary