

**THE LAKES  
PROPERTY OWNERS ASSOCIATION, INC.**

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**ANNUAL MEMBERS MEETING OF THE LAKES  
OCTOBER 27, 2018**

**1. Call to Order**

Pursuant to call, the Annual Members Meeting of The Lakes Property Owners Association, Inc. was held on Saturday, October 27, 2018, commencing at 10:30 AM.

**2. Invocation**

Colonel Bill Powell presented the Invocation.

**3. Moment of Silence**

Meeting attendees observed a moment of silence in remembrance of community members who had passed away during the past year.

**4. Guest Speaker**

South Carolina House of Representatives Russell Fry reported on public safety, opioid abuse prevention, education, nuclear project failure and tax conformity. He encouraged all property owners to contact him with concerns [Russellfry@schouse.gov](mailto:Russellfry@schouse.gov), 843-421-4587.

**5. Introduction of Current Board Members**

George Duhaime, President  
Anita Johnson-Gadd, Vice President (Absent)  
Doug Owens, Treasurer  
Robert Young, Secretary  
Frank Murawski, Member at Large  
Greg Rogers, Member at Large  
Craig Wright, Member at Large

LITUS\* To Let, Managing Agent for the Association, was represented by Doug Millar, Owner, Karen Clark, Community Manager and Chris Millar, President of LTL.

**6. Volunteer of the Year Award/Honor Award**

David Lee \_\_\_\_\_ and Rich \_\_\_\_\_ were selected as the Volunteers of the Year. They were presented with a gift card and a plaque. A new award was introduced this year; The Good Neighbor of the Year Award. This award was presented to Gary Liebzit for going above and beyond to help his neighbors in the community. Mr. Liebzit was not present at the meeting but will receive a plaque in recognition of his contributions to the neighborhood. Charlene Carson was recognized for all the time and effort put into editing the newsletter. Greg Rogers was presented a plaque recognizing his time and knowledge provided to the Association while being on the Board of Directors.

**7. Verification of Quorum and Certification of Ballots**

Mr. Millar verified there was a quorum for the meeting. Proxies and ballots are being tallied and a report will be given at end of meeting.

**8. Introduction of any New POA Homeowners Present**

New POA Homeowners were asked to stand and the Association welcomed them with applause.

## **9. Introduction of Newly Elected Board Members**

The two previous board members that ran for election have been re-elected to the open positions (George Duhaime and Doug Owens). Jesse "Phil" Bailey was elected to fill the third position.

## **10. Annual Budget Review and Discussion-Doug Owens**

- **Results of the 2017 Audit** were shared by the treasurer and the auditor's letter was presented to the association. All monies were accounted for during the audit and some suggestions on how to safe guard future investments were provided by the auditor. An audit will be done every 2-3 years. A full copy of the audit is available upon request.
- **3<sup>rd</sup> Quarter Financials**-Doug Owens reviewed and reported on the financial reports that were handed out in the meeting (attached herein). Several items on the financial reports were discussed with questions from the assembly. The POA's annual fee for 2019 will NOT be increased from the current \$402.00.
- **Update on Amenity Center and Website**-the Board has been accepting bids for a new website for the POA. The Board will provide direction on how they would like to proceed with the design of the website in hopes to make it user-friendly and plans to have someone designated to keep the website and documents up to date. The committee for the amenity center has met with RSP on several occasions to discussion different options available to the association. Once those options have been narrowed down, the Board will have a meeting with the homeowners to vote on the options available.

## **11. Lakes Condition Updates**

Robert Young discussed the continued lake maintenance contract and cautioned the property owners regarding mowing, fertilizers, etc. that may run off into the lakes. Bids have been sought for the lake dredging of Lake Marion, Lake Hatterus (and little Hatterus) and Rainbow Lake. This will be a costly project but must be done to ensure the storm water management system continues to work properly. The pond near the gazebo is not part of the storm water management system and is in need of repairs to the bulkhead. The well for the pond is located on someone else's property and is going dry. The discussion of whether to make repairs or to fill in the pond and make a green space for the community was discussed. This could be a solution of what to do with the silt when the lakes are dredged. This will be discussed at a later time. Mr. Dave Fuss discussed the drainage and swales, and welcomed homeowners with drainage issues to see him after the meeting for discussion. He also encouraged homeowners to volunteer for the drainage committee to assist with the many calls regarding drainage issues, swales and general lake questions.

## **12. Road Updates**

- Some homeowners complained about their street flooding in times of heavy rain and are requesting the board find options to fix the issue. The board is taking these complaints under advisement and actively looking for solutions.

## **13. New Business and Homeowner Input**

- Spectrum contract expires in 2020. Discussed that the original contract was signed as a way to help establish the HOA financially but now the community wants more options from other competitors to provide the services they want. The board must honor the contract through 2020.
- Discussed speeders on Cooper River Road. Some homeowners called for speed bumps to be installed, others objected. The board stated they agreed at the last quarterly meeting to place temporary speed bumps in 3 specific areas to see if this solution works.
- Complaints of drivers driving on the edge of yards and destroying personal property. Homeowners were told to document (with pictures, license plate numbers, etc.) and to

call the police as this is not a POA issue but a personal property damage issue with the law.

- Community would like for the POA to start sending letters and fines to people that are being documented for speeding, littering, and violating the rules and regulations. Again, the board advised people to send in documentation and the board will investigate violations and also make a report to the hired police officer of where speeding is occurring most often and who may be breaking the law.
- Can gates be added to our entranceway to keep people from speeding through the neighborhood, damaging property and breaking into vehicles? Several people are in favor of a gated community. The board stated that there is a county agreement for open access between the two neighborhoods and it's not so easy to just install gates (they would have to stay open all day). The board will continue to discuss and research if this option is viable. Much hostility was shown by some homeowners by this discussion.
- Can we add more lighting in the community as some of the light posts are being covered by trees? Santee Cooper will need to re-evaluate the need for shorter or taller posts and also if more light posts can be added. In the meantime, the board will look into getting the trees topped.

#### **14. Minutes of the 2017 Annual Meeting**

Mr. Duhaime called for a reading of the 2017 Annual Meeting minutes of The Lakes POA or a motion to waive the reading and accept the minutes as written and presented.

Upon a duly made motion, seconded, and with no objections from those in attendance, it was:

**MOVED:** that the minutes of the 2017 Annual Members Meeting of The Lakes POA are approved as written.

#### **15. Adjournment 1:20 p.m.**

With no further business to discuss, the meeting was adjourned.

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Douglas A. Millar, Recording Secretary