

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
QUARTERLY RESIDENTS MEETING
December 17, 2018 – 7:00 PM
AT THE LRC BUILDING**

1. Call to Order

President George Duhaime called the meeting to order at 7:00 PM.

Board Members in Attendance

George Duhaime, President
Rob Young, Secretary
Doug Owens, Treasurer
Craig Wright, Member at Large
Phillip Bailey, Member at Large

Ad-Hoc Members

Andre Chouinard
Bob Tomassetti

Managing Agent: Representing LITUS* To Let

Doug Millar
Karen Clark

Old Business

1. Financial Report-Doug Owens

We have remained on track with the budget and are doing ok. Future plans to start moving money around to take advantage of higher interest rates and looking into several available options to optimize our return.

2. Approval of Meeting Minutes

Minutes presented from previous meeting. Motion made to accept as written, seconded and so moved.

New Business:

1. Update on New Phase Construction, Builder

Mr. Parker continues to be the developer for the new phase and is working diligently to clear the land with minimum effects to the drainage system for The Lakes. However, there was an issue with the timber contractor filing in the drainage ditch. Once this issue was brought to Mr. Parker's attention and to the attention of the county, the ditch was cleared of the obstruction and the waters began to drain again in the community. Lennar is the builder. Several homeowners voiced their concern that the homes will be "cookie-cutter houses"

and verbalized the need to ensure the board and ACC enforce the building requirements that all homes look different.

2. Updates on Roads, Signs Speed bumps

The area continues to have an increase in traffic and increase speed limit violators per the homeowners. The board has approved the lowering of the speed limit to 20MPH and the new signs have been ordered. Also as previously discussed, the trail speed bumps will be installed at three temporary locations in an attempt to force people to stop at the stop signs and to lower their speed throughout the community. The board will also discuss installing speed humps on both sides of the road in the curve by the gazebo. This curve does not have reflectors and a member of the board will reach out to SCDOT to request they install reflectors as this has recently been a scene of an accident that took out our flag poles. Several homeowners are complaining contractors/vendors in the neighborhood destroying property with their trucks. The board advised homeowners to take pictures, get license plate number and call the police and or the company to request repairs be made. A homeowner has requested a copy of the 10 year plan completed for the roads be provided to him for review.

3. Update on Lakes and Drainage

The drainage committee is waiting to secure a contractor and bids to help with the drainage issues in the community. Several discussions regarding the height of the lakes and the flooding that was occurring during the most recent rainfall occurred and was a result of a blockage in the outfill ditch and has been corrected. Many homeowners complaining of the drainage on Seneca, Saluda, Enoree, Waccamaw, and Beaufort verbalized their concern of property damage if this issue is not corrected. Southern paving has come out to assess the issue and in some cases the lake is higher than the road. The board will seek options for correction of this problem and make the community aware when they have something to report.

4. Flag poles

As a result of a hit and run accident that torn down the flag poles, new poles have been installed as well as electricity ran to illuminate the flags.

5. Update on Re-Writing the Covenants

Our covenants are 40 years old and many amendments have been made over time. The board feels it is time to have the covenants reviewed and rewritten. Russell Fry has been contacted regarding the same. The plan will be to research the current covenants and amendments, write a new draft for new covenants, present the draft to the board and then to the community for review and then have a community vote to amend the master deed. One question from the community was "Who will enforce them"? The answer is you, the community with the help of the board, will enforce them. "The board and management

company is not the police and cannot act in such a manner. However, you can follow the rules and remind others to follow the rules. For criminal behavior you are encouraged to call the police and make a report". The HOA law that was passed this year will go into effect in January. The association is required to have all documents recorded with the county including the rules and regulations for the community. These documents are on file with the county and have been mailed to all property owners and posted on the website.

6. Homeowner Comments

- Gated Community: can we form a committee for some real research to be done on this subject and present it to the community? Several people volunteered to be on the committee to research this possibility even though the board has repeatedly explained there is a county agreement stating we will keep the roads open between the other neighborhoods. To be discussed.
- Where are the security cameras and speed bumps? After much discussion it was stated the board will install the temporary speed bumps after the first of the year. Cameras at this time have been tabled. Someone in the community is willing to install cameras on their property to assist with catching speeders. The board has been told by the police they cannot enforce that for speeders. All are encouraged to watch their speed in the neighborhood and watch for people walking on the side of the road.
- Recognition was given to several of the area volunteers for taking pride in the community and keeping the area clean and safe.
- Please pick up after your pet, be neighborly and the beavers are back. Please contact a member of the board if you see a beaver with the location as they will need to be removed from the area as they can cause a lot of damage to the lakes and property.

7. Adjournment

No other business presented to Board; meeting adjourned at 7:57 P.M.

George Duhaime, President

Doug Millar, Recording Secretary