

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
Monday, March 4, 2019 at 7:00 pm
AT THE LRC BUILDING**

Call to Order

President George Duhaime called the meeting to order at 6:57 PM.

Board Members in Attendance

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

Board Members not in Attendance

Anita Gadd, Member at Large
Frank Murawski, Vice President

Ad-Hoc Members

Andre Chouinard
Bob Tomassetti

Managing Agent: Representing LITUS* To Let

Doug Millar
Karen Clark

Guests

Kevin, Drainage Committee
Jim Barrett, ACC
Nate Rohler, UCB
Ronnie Parker, RSP Land Development

Old Business

1. **Financial Report United Community Bank, Nate Rohler** - Mr. Rohler spoke with the Board about the CDAR program UCB has available as an investment option for savings account. The interest rate is 2.18% currently. Several different terms are available to choose from in order to keep money accessible for future needs. The board will review the information and discuss further and make a decision on what is best for the POA.
- Collection report Reedy Court - Steve Ouverson (former POA Attorney) has collected all dues and fees from the property on Reedy Court and will be sending a check within a few days. All new collections have been sent to Russell Fry as the new attorney for the POA.
2. **Approval of January 21, 2019 meeting minutes** - A motion was made and seconded to accept the minutes as written. Motion carried.

Unfinished/New Business:

1. **Update on Lakes and Drainage** - The drainage committee updated the board on issues with Beaufort River Road. The committee recommends the board accept the proposal for \$7,500 to install a French drain and several catch basins to carry the water to the main catch basin. After some discussion, the board asks for a total of three bids to compare this proposal to. Once the bids have been presented to the board, a decision will be made.
2. **Update on Roads, Signs and Speed Bumps** - Speed bumps have been reported as being too aggressive and it is suggested to look at a different type of bump that offers a better impact on the vehicle. AdHoc member reports he has seen a tremendous drop in the traffic and speeders on Waccamaw and Reedy since installing the speed bumps. The areas will continue to be monitored and he will report back to the board at the next meeting. The speed bump at the gazebo is too harsh and it was discussed removing it and installing a much gentler speed "hump". The County has agreed to put up guardrails in the curve at the entrance. The Board will wait on installing speed hump until this project is complete to decide if they are needed. The Board again discussed the option of installing gates in the community and the agreement with the county and Meadowoods continue to be the factor as it states the roads must be kept open for passing traffic. The other issues were discussed as having to hire security to operate to gate to allow access to the community as the community is still under development. This presents more concerns as it will make it difficult for the realtor to sell the new properties as people enjoy riding through communities to look at properties. This issue is currently tabled.
3. **Update from developer, R.S. Parker** - Mr. Parker will deed a strip of land behind some property on Edisto River to the edge of the water to the property owners that are willing to accept the property. The bulkhead was built on a portion of the property that is now owned by Mr. Parker and he is willing to also deed this property to the homeowner the property connects to. Parker discussed the agreement with the Board that Lennar will not pay lot fees when buying the property from Parker to build a house on. It can be added to the agreement that impact fees will be paid at the time the builder submits his plan to the ARB or the request will not be approved starting with the next phase if allowed to continue with the agreement the way it is submitted at this time. It was requested to have the POA attorney review the agreement and suggest changes that are in the best interest of the POA. Also, Parker stated that after his engineer report is completed and documented, everything will be out of the flood zone. Parker plans to build an amenity center for the new phases as a separate HOA and will offer 150 homeowners the opportunity to opt in to the new phase amenity center for a cost to be decided at a later time.
4. **Update regarding covenants committee volunteers and master deed update** - The Board discussed the idea of having the master deed and bylaws rewritten. The membership has a difficult time understanding how to change the master deed and bylaws, there must be an affirmative vote of 66 2/3 of the voting membership to make these changes. Presenting things for a community vote will bear a cost that some do not understand. It is suggested to post the agenda for each meeting prior to the meetings so everyone has the opportunity to be a part of the meeting and to ask any questions they may have during the course of the meeting.

5. Miscellaneous

- a) New Ad Hoc Member, Charlene Carson - Ms. Carson will serve on the Board as an Ad Hoc Member. Welcome and we look forward to working with you.
- b) Quarterly newsletters will begin being mailed to the homeowners' address on file this month. Some people do not use email and have been missing out on some communications. The Board members will write an article and submit it to Ms. Carson as editor of the newsletter. LTL will print the newsletters and mail them to the membership as well as post it on the website.

6. **Adjournment** - After no further business was brought before the board a motion was made, seconded and carried to adjourn at 9:19pm. Next meeting will be the quarterly residents meeting, Monday, March 25, 2019, at 8 p.m. at the LRC.

George Duhaime, President

Doug Millar, Recording Secretary