

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
Monday, July 17, 2019 at 7:00 pm
AT THE LRC BUILDING**

Call to Order

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

Board Members in Attendance

George Duhaime, President
Frank Murawski, Vice-President
Rob Young, Secretary
Doug Owens, Treasurer
Craig Wright, Member at Large
Charlene Carson, Member at Large
Phillip Bailey, Member at Large

Ad-Hoc Members

Andre Chouinard

Managing Agent: Representing LITUS* To Let

Doug Millar
Karen Clark

Guests

Mike, Drainage Committee
Phil Dieser, VIP Lawn Service

Old Business

1. **Approval of June 17, 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** – Phase 2 of the primary swales is complete and the drainage committee will be moving on to Phase 3. A recommendation was made to the Board from the drainage committee to move forward with work at 522 Saluda River rd., 555 Enoree Ct., Wateree River, Waccamaw and Ashely River, and Chatthaogga Court. After some discussion, a motion was made,

seconded and carried to move forward with Saluda, Enoree and Wateree for cost of \$3,250. The drainage committee also recommended to pipe areas of Lumber Court. The Board will discuss this and will need to speak with property owners as some of the area will be crossing outside of the easement. It was suggested that now is a good time to get some of the weeds pulled from the lakes as the water is low, however, finding anyone that will do the work with a shovel has been difficult. George to contact the property owners who requested the drainage ditch to be piped, and then know that she is going to obtain estimates to pipe it at her cost. The Board will discuss making the ditch wider and clean it out but will not pipe at this time. The Board agreed that the drainage committee can call George to get approval for work no more than \$2,000 instead of bringing everything in front of the Board during scheduled meetings. It is also suggested to add a line item for drainage or reserve for the lakes and drainage.

2. **Update on Community Plantings, Roads, Safety, etc.** – Phil Dieser was present to discuss the bid for the project for a median island on Santee River as this cul-de-sac is small and trucks are running over the middle. It is suggested to remove the bushes, slim the area around the light post and either plant smaller plants or make a small walled flower bed around the post. The Board discussed if this could be taken from the road funds and putting the job out for bid since all of the cul-de-sacs will eventually need the same work. This is something that will be discussed with the property owners and may need to be put out for vote to the community. The Board will discuss the project and decide to move forward or not, at a later time. Another bid for the camera system has been received. The Board discussed drafting an RFP and sending it out for bids so we can get more accurate pricing. The Board discussed what they felt the community needed and locations for the system. The cameras main purpose will be to use it as an investigate tool. The Board will work on the RFP and get it to the management company.
3. **Update on Website and ACC-Lennar Financials** – Lennar has sent in payment for 35 lots. LTL will be managing the payments for each lot and will send invoices as needed. The ACC will continue to handle all other ACC requests. The Board discussed the new website design and components of operation. The website will be separate from the management company's site and will be more user friendly for the POA. The cost of the site will be around \$11,500. This will be put out to the owners for approval.
4. **Miscellaneous**
 - 2019 Annual Meeting: Open seats (Frank, Rob, Craig and Charlene) - Frank and Rob have stated they will not run for re-election due to their personal work schedules. Craig and Charlene have agreed to remain on the Board, if needed. The newsletter and the 60-day mailing notice will encourage owners to volunteer for a position on the Board. Charlene has re-formatted the BOD

Application form and will send it to the management company to be included in the mailing.

- There are several things that will be brought to the attention of the property owners for discussion and/or vote: (1) cul-de-sac refacing, (2) new covenants, (3) the website and (4) the camera system.
- Discussion was held about Jim Barrett's replacement on the ACC and the years of knowledge, manuals, ACC records Jim has and the super job he has done for this community.
- The Board was briefed on a neighbor to neighbor dispute in the community. The Board stated to send the information to Russell Fry for review.
- The Board agreed to continue with the same insurance they currently have in place after getting an estimate from other insurance agencies.

5. **Adjournment** - After no further business was brought before the Board a motion was made, seconded and carried to adjourn at 9:13pm. Next meeting will be the quarterly residents meeting, Monday, August 26, 2019, at 7 p.m. at the LRC.

George Duhaime, President

Doug Millar, Recording Secretary