

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

**ANNUAL MEMBERS MEETING OF THE LAKES
OCTOBER 26, 2019**

1. Call to Order

Pursuant to call, the Annual Members Meeting of The Lakes Property Owners Association, Inc. was held on Saturday, October 26, 2019, commencing at 10:38 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

Horry County Police Department, Chief and The Lakes POA community Deputies, reported on public safety, traffic stops, chain of command regarding to environmental service department and animal complaints. He encouraged all property owners to contact him with concerns at Horry County Police Department, South Precinct.

5. Introduction of Current Board Members

George Duhaime, President
Frank Murawski, Vice President
Doug Owens, Treasurer
Robert Young, Secretary
Craig Wright, Member at Large
Charlene Carson, Member at Large
Jesse "Phil" Bailey, Member at Large (Absent)

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

6. Volunteer of the Year Award/Honor Award

George Kraus was selected as the Volunteer of the Year. He was presented with a gift card and a plaque. Frank Murawski and Robert Young were presented with a plaque and gift card as an appreciation of the dedication shown to the Board. James Barrett was not present for the meeting but was given recognition for his time and knowledge provided to the Association while being Chairman for the ACC. His dedication, knowledge and presence will be missed in the future.

7. Verification of Quorum and Certification of Ballots

Mr. Millar verified there was a quorum (242 proxies received prior to meeting and 95 owners present) for the meeting. Proxies and ballots have been tallied and four people volunteered to be on the Board for four open seats. The floor was opened to allow others to volunteer. Debbie Wolcott and Glen Ashley volunteered. The floor was closed to nominations and a call for a single ballot of acclimation for the four volunteers that were on the ballot was made. The motion was seconded and carried. The two other volunteers were appointed as Ad-Hoc Members as well as Brett Howe.

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 (Charlene Carson and Craig Wright). George Eber and Andreann Geise were elected to fill the last two seats.

10. Annual Budget Review and Discussion - Doug Owens

- **Results of the Audit** were shared by the treasurer and the auditor's letter was presented to the Association. All monies were accounted for during the audit. A full copy of the audit is available upon request.
- **3rd 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. Proposed budget for 2020 is finished and will be discussed at the next Board of Directors meeting. It has been determined that the POA's annual fee for 2020 will NOT be increased from the current \$402.00.
- **Tax Resolution** was read into the minutes after a motion was made, seconded and carried.
- **Update on Website** - The Board has been accepting bids for a new website for the POA. Ballots were sent out with the proxy in the 30 day notice to allow the community to vote on the expenditure. After counting of the proxy and ballots collected at the meeting, it was determined a tie of 127 for the website and 127 against the website. It was determined a new ballot for the website expenditure will be sent with the annual statement mailing in December 2019.

11. Lakes Condition Updates

George Eber discussed the continued lake maintenance contract and getting the lakes returned to good standing. Treatments are continuing for the plant growth and algae. Once that is under control, the big block will be placed in the lakes as a means to dissolve the sludge. Please contact LITUS* with any concerns and they will contact the appropriate board member.

12. New Business and Homeowner Input

- Spectrum contract expires in 2020. Property owners are curious as to when they can start signing up for other services with HTC. The Board must honor the contract through 2020.
- Discussed utility construction throughout the community and street lights not working and lids being left open on some utility boxes. The owners were made aware to reach out to the particular utility company to make them aware of things that are not being completed or not working after the construction.
- The Next Door App is not an official POA website although some people are using it that way. Please make everyone aware that if they have concerns to contact LITUS*.

13. Minutes of the 2018 Annual Meeting

Mr. Duhaime called for a reading of the 2018 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 2018 Annual Members Meeting of The Lakes POA are approved as written.

14. Adjournment 12:03 p.m.

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

Douglas A. Millar, Recording Secretary

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