

The Lakes POA Board Meeting
February 17, 2020 at 6:30 PM
UCB Conference Room

- I. **Call to Order/Roll Call-** 6:30 PM by President George Duhaime. Present were Charlene Carson, Doug Owens, George Eber, Andreann Geise, Craig Wright, Deborah Wolcott, Glen Ashley and Bret Howe. (Absent were Jesse Bailey and Bob Tomasseti). Guest included ACC representatives Jim Barret and David Vecchio; Drainage Committee representative Mike Healy; Landscape representative Phil Dieser; and Attorney Russel Fry.
- II. **Approval of Agenda and Minutes-**Motion was made, seconded and carried to approve the agenda for February 17, 2020 and to approve the minutes as presented for December 2, 2019 Board of Directors Meeting.
- III. **Executive Committee Announcement-**The executive committee is comprised of the President, Vice President and Secretary/Treasurer. They will set all agendas, strategies and goals for the year and invite guests to the Board meetings. There are more than ample opportunities for the Board Members to participate. An organizational chart was presented to those present.
- IV. **Old Business**
 - a) **Drainage-**Letters have been sent to the some builders for noncompliance from not submitting a drainage plan (Hanco, Beverly Homes and Rabon). The committee will work with an owner who has concerns about drainage on Seneca River/Court for solutions. A matter has been brought to our attention from Hanco regarding the problem on Saluda and after review of the governing documents, legal guidance is needed before pursuing the matter further. Currently, the drainage committee will send letters to LTL to be sent certified mail to the responsible party for drainage concerns and those letters will be filed in a drainage committee folder for future reference. A motion was made, seconded and carried for an amendment to Lumber Court Drainage Project as it has been advised to draw up and record an easement for this project, creating additional costs as follows: Legal fees \$450, Surveyors fee \$750, Total additional cost of \$1200. An additional request from the drainage committee for additional funding for the piping of 190' in the rear of 138 Cooper River Road to incorporate the pipe into the junction basin to the Lumber Project has been tabled.
 - b) **Lakes-** The pond voting results are as follows: Total 333; No vote: 2; Option 1(keep pond and make repairs) 69; and Option 2 (fill in the pond) 262. A motion was made, seconded and carried to move forward with filling in the pond.
 - c) **Roads/Security-**After receiving 3 RFP for cameras in the community, a decision to install cameras at the entrance to Swan Lake/Waccamaw River Road was made. Glen Ashley is to do further research if conduit was put in under Swan Lake/Waccamaw River and how deep it currently is/needs to be and determine any additional costs that would apply. It is possible the work can be done in stages. This will be discussed at a future meeting. Per Doug Owens, he did speak with someone from the county regarding private roads becoming county roads. He was told this may be a possibility in the future when the construction in all the phases is completed. A request can be made to the county and they will do a survey and present costs to the HOA to correct items found to make the private roads meet the county standards. There is also a way the county can borrow money to do the work and spread the cost each year out to the tax payers of the community (special tax district). The HOA would also have the option to pay for the repairs out of their reserve fund.
 - d) **Landscaping-** Four RFP's were received pertaining to the 2020 landscaping seasonal contract. After review and discussion, a motion was made, seconded and carried to approve VIP

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Landscaping as the new contractor. A termination letter will be sent to BBI effective February 29, 2020 as their last day. Thank you letters will be sent to all those that sent in an RFP.

- e) **Changes in the Covenants-** Russell Fry was present for the meeting and has reviewed the covenants, revisions, amendments, by laws and rules and regulations for the community. Being these documents are outdated, he has been engaged by the Board to rewrite the amendments in modern format. He asked the Board to form a Covenants Committee of Board members and/or community members who would make a formal list of ideas/changes/suggestions/etc. that he would review. Once he has changes to share, the Board will call a special meeting to discuss the changes with the community and call for a vote of approval. Doug Owens and Charlene Carson will co-chair the committee. Andreann Geise, Debbie Wolcott and George Eber have volunteered for the committee.

V. New Business

- a) **Meeting location change-** The Board of Directors will now meet at the UCB second floor conference room and the quarterly residents meeting will be held at South Strand Recreation Center.
- b) **Meeting Notice-** LTL will email notifications and post updates on the website regarding the quarterly meetings date/time with verbiage to encourage/allow members to contact LTL, in advance of all meetings, with any questions or items to be addressed at the meeting on in the agenda.
- c) **Newsletter-** Spring newsletter submission deadline is April 1, 2022 (send to Charlene). Some Homeowners have requested the newsletter publish a list of Directors and Committee members and how to contact them.
- d) **The Lakes License Plates-** contact Jodi Vecchio to purchase a plate. Cost is \$4.
- e) **Extended time on storage-** This item was tabled until future meeting.
- f) **Miscellaneous Items/Open Forum-** George Eber to research lake maps and attempt to locate a decent map for copies to be made for the Board members with the lakes' names.

VI. Adjournment- Motion was made, seconded and carried to adjourn the meeting at 8:50 PM.

Respectfully Submitted,
Doug Owens, Secretary/Treasurer