

**The Lakes POA
Board Meeting
June 22, 2020
6:30 PM UCB Conference Room**

I. Call to order

- Roll call
George Duhaime, Charlene Carson, Doug Owens, Jesse Phil Bailey, Craig Wright were present for the meeting. George Eber and Andreann Geise joined via conference call.

II. Approval of Agenda and Minutes

- Approval of Agenda for June 22, 2020- Motion made, seconded and carried.
- Approval of February 17, 2020 minutes-Motion made, seconded and carried.

III. Executive Committee Announcement

- Executive Committee Members are George Duhaime, Charlene Carson and Doug Owens.
- Board Member Opportunities (appoint committee)-Motion was made, seconded and carried to accept Doug Owens resignation as secretary but he will remain as the treasurer. Motion made, seconded and carried to appoint George Eber as secretary.
- Discuss LTL doing community inspections-The board is interested in LTL taking over the property inspections. After discussions, a motion was made, seconded and carried to appoint George Eber and Jesse Phil Bailey to a committee to make recommendations about the rules and regulations for the community inspection as the focus for the PM and to report back to the board at the next meeting.

IV. Old Business

a) Roads/Security

- Possible community camera solution-Meeting with HTC and engineer to get one internet connection to operate all the cameras. Cameras are up and will be connected soon.
- The bridge is failing at River village. A survey has been completed and the engineer will form a plan on the best solution to make the repairs and George Duhaime will report back to the board with the findings.
- George Duhaime and Doug Owens will begin discussing having a reserve study completed for the association and will report back to the board with their findings.

b) Progress of the Park

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- Install bike rack, dog station and parking area-Signs are being made to install at the park with park rules. Picnic table will be added to the gazebo and four pads will be installed for benches around the green area. Palm trees and benches will be made available for memorial plaque purchases.

c) Changes to Covenants

- Discussion of proposed changes to covenants (has the committee made any recommendations on the covenants)- Attorney to present a package to the board and committee for review and recommendations will be sent to the board by the committee for additional changes. Once those are completed, an informational meeting will be held with the community for their input before a vote takes place to amend the documents.
- Discussion of proposed changes to Rules and Regulations (fine schedule)- George Eber and Jesse Phil Bailey have been appointed to the committee to discuss R&R and a fine schedule. They will report back to the board in the near future with their recommendations.

V. New Business

a) Insurance Policy Renewal

- Gathering proposals from other agents, however, it has been stated the BOP should be kept since these types of policies are no longer being written. It is suggested that updates to this policy be done. The information regarding the proposals will be discussed by the board at future meeting or via email.

b) Miscellaneous Items

- Open Forum (address quarterly meetings, annual meeting, lack of communication between board members, newsletter items).-Andreann Geise feels there is a lack of acknowledgment of messages, calls, emails and other forms of communication between the executive board and the other board members. She also feels some untrue or inaccurate information regarding diseases the geese can cause was sent out to the community via email and or in newsletters. She also wants to address the quarterly meeting considering the fact that Myrtle Beach is now a hot spot for COVID 19 and other options should be considered instead of a face to face meeting. These issues were discussed and all will do better at communicating with each other.

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- Newsletter will go out in July via mail. Email will go out to homeowners before the July quarterly meeting so property owners can submit their questions to the board prior to the meeting. The meeting is subject to cancelation due to COVID 19 increase in numbers.
- Annual Meeting will be held in October. George Duhaime, Doug Owens and Jesse Phil Bailey terms will expire. BOD applications will be sent out with the 60-day notice.
- Goose man Jack will begin chasing the geese tomorrow. More will be reported at a later date.

VI. **Adjournment-** Motion made, seconded and carried to adjourn the meeting at 8 pm.