

**The Lakes POA
Board Meeting
September 8, 2020
6:30 PM UCB Conference Room**

I. Call to order

- Roll call
George Duhaime, Charlene Carson, Doug Owens, Jesse Phil Bailey, Craig Wright and George Eber were present for the meeting. Andreann Geise was unable to attend in person or via conference call.
- Welcome to guest
 1. Ed Urbassik, president of the LRC, was present. The LRC Board is invited to participate in a partnership with the POA Board and a motion was made, seconded and carried to automatically add the President of the LRC as an ADHOC member for the POA. Mr. Urbassik is willing to attend meetings with the POA and assist in any way. He will also present to the LRC board the information regarding the POA possibly using office space in the LRC. Details to be determined.
 2. Dave Vecchio, ACC chair, was in attendance to present two requests that the ACC has not approved to the Board for their consideration regarding fence variances. After discussion, a motion was made, seconded and carried (5 members for and 1 against) to deny the request for fence variance.

II. Approval of Agenda and Minutes

- Approval of Agenda for September 8, 2020- Motion made, seconded and carried.
- Approval of June 22, 2020 minutes-Motion made, seconded and carried.

III. Executive Committee Announcement

- Executive Committee Members are George Duhaime, Charlene Carson, George Eber and Doug Owens.
 1. 2021 Project Schedule will be discussed and published in the newsletter along with any updates in order for the community to be aware what projects get approved by the BOD and status of each project. Eblast will be sent in case of weather delay on the project.
 2. Reserve study quotes were discussed. Three (3) quotes are in hand and expecting one (1) more. The core focus of the reserve study will be to evaluate the status of the roads and to establish a priority list for future repairs.
- Board Member Opportunities and Participation- George Duhaime discussed needing the help of each BOD member with various task throughout the community. All those in attendance committed to being of more service and picking up the slack. Also, a reminder was given to all BOD members not to

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engage in conversation regarding the POA via social media sites such as Next Door and Facebook. The official website for the Lakes is where all information regarding the community and BOD decision can be found.

- Discuss LTL doing community inspections-The committee reported back to the Board regarding the list of priority violations they would recommend for LTL to focus on during inspections and will present the written documents to all Board members and LTL for consideration in the near future.

IV. Old Business

a) Roads/Security

- Cameras are working on Waccamaw River Road and the gazebo. Still waiting for a power source for the camera near Meadowood.
- The bridge work can wait for now per the engineer. The work on Seneca Court was discussed and bids were discussed. A motion was made, seconded and carried to approve the bid from RAM Construction for \$5,040 to tear out and replace concrete on Seneca Court.
- Road markers were discussed as was the modified rules and regulations pertaining to the same. At this time, the Board will not be enforcing the rules for markers that have been placed prior to the modification. They are requesting all owners who intend to place markers in the future to do so via the ACC form and receive approval before doing any work.

b) Progress of the Park

- Crosswalk added- there is not SCDOT regulations pertaining to the roads in the community as they are private roads. The crosswalk meets all standards at this time. No further discussion will be held on this matter.
- Damage to the shoulder of the road has been repaired.

c) Changes to Covenants

- Discussion of proposed changes to covenants (has the committee made any recommendations on the covenants)- Due to COVID-19, no meeting has taken place.
- Discussion of proposed changes to Rules and Regulations (fine schedule)- George Eber and Jesse Phil Bailey reported they have their recommendation ready and will submit them to the BOD and management company for consideration. To be discussed at a later date.

d) Lakes/Drainage

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- Multiple complaints with the status of the lakes received. The lake maintenance company continues to treat per protocol. A motion was made, seconded and carried to add more grass carp to the lakes at the cost of \$2,400. Also, it was discussed that perhaps a copy of the lake's maintenance reports can be included with the quarterly newsletters. The lakes committee will discuss other possible options for the health and safety of the pond in the future.

e) Goose Management

- Management of the geese has been challenging with some property owners continuing to feed the water fowl. Goose man Jack continues to visit the community to deter the geese. At this time, the Board will continue with his services for one season to allow time for the deterrent to work and to treat nesting areas before the eggs hatch next season. Letters will be sent to homeowners in violation of feeding the water fowl.

V. New Business

a) Insurance Policy Renewal

- Policy was renewed with prior company.

b) Newsletter Deadline, 2021 Meeting Dates

- Newsletter information will need to be turned into Charlene Carson one week before quarterly meeting date.
- 2021 suggested meeting dates for the BOD will be January 11, April 12, August 16, October 11 and December 6. Suggested meeting dates for the POA quarterly meetings will be January 18, April 19, August 23, October 23 (Annual Meeting) and December 13.

c) Miscellaneous Items

- Annual Meeting will be postponed while we are under a state of emergency due to the pandemic. George Duhaime, Doug Owens and Jesse Phil Bailey will continue to serve on the board until the annual meeting can be safely and properly conducted.

VI. Adjournment- Motion made, seconded and carried to adjourn the meeting at 8:34 pm.