

**The Lakes POA
Board Meeting
November 16, 2020
6:00 PM South Strand Rec Center**

I. Call to order 6:04 pm

- 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 but was present via conference call.
- Welcome to guest
 1. Michelle Ferrante is a new ADHOC member representing the LRC.
 2. Frank Murawski is a new ADHOC member representing the POA.
 3. Bob Tomassetti and Glen Ashley, ADHOC members were present.
 4. Dave Vecchio, ACC chair, was in attendance to present Horton and Lennar updates.
 5. Kevin Martin, Drainage Committee, was in attendance.

II. Approval of Agenda and Minutes

- Approval of Agenda for November 16, 2020- Motion made, seconded and carried.
- Approval of September 8, 2020 minutes-Motion made, seconded and carried.

III. Financial Update

- Doug Owens presented a financial update and states the 2021 POA fees will remain the same as previous year at \$402 Annually. The board authorized LTL to send out the annual fee statements before the holidays.

IV. Old Business

a) Roads/Security

- Cameras are online. Still waiting for a power source for the camera near Meadowood. Need volunteers to help dig a trench for cable. George will reach out to a few community members for assistance.
- Road Inspection Presentation was presented by SME (one of four companies to submit bids for the reserve study). The study will consist of ground penetrating radar, drilling core samples, and providing a map of the areas sampled. Total process will take a couple of months to complete. The cost of the study is \$12,000. A motion was made, seconded and approved unanimously to proceed with the road reserve study.

b) Horton Meeting Update

**The Lakes POA
Board Meeting
November 16, 2020
6:00 PM South Strand Rec Center**

- Horton has submitted 10 types of homes to the ACC which has been approved as well as sample color pallets. The hope is to start building by February 2021.
- Signs have been installed directing trucks to the Saluda River Road construction site (down Waccamaw River Road and not through the neighboring communities).
- Discussion was held regarding the compliance deposits collected from builders and the fact that a portion of those funds are held to pay the ACC member who is responsible for completing inspections. More information regarding the checklist is needed for review. ACC chair will request the checklist from the current ACC inspector and present it to the board for review at a later date.

c) LITUS* Managing Violation Update

- Proposed cost sheet was presented to the board for review as the final copy of the list of items to focus on has not been presented.
- Discussion of proposed changes to Rules and Regulations (fine schedule)- George Eber will submit them to the BOD and management company for consideration. To be discussed at a later date.

d) Lakes/Drainage

- Multiple complaints with the status of the lakes received. The lake maintenance company continues to treat per protocol. Carp has been added to several ponds in an effort to assist with the algae control.
- Drainage issue on Lumber Court is on hold as the easement is unable to be signed as the property owner passed away and the estate has not gone to probate. The owner's son is willing to sign the easement as soon as he is legally allowed to do so.

V. New Business

a) Holiday Activities

- Volunteers are needed to decorate the gazebo with new decorations. A community bulletin will be put out with the details about signing up.
- Decorated house competition dates will be December 7-21 and judging will occur from 6 pm – 9 pm each evening. The winner will be announced on December 23.

**The Lakes POA
Board Meeting
November 16, 2020
6:00 PM South Strand Rec Center**

- Santa at the park (Hot chocolate and Smores with HTC) from 1:00 – 3:00 at the gazebo. The LRC social committee will participate in this event. Volunteers are needed.

b) Community vote (included in the annual mailing)

- Goose management for 2021. Discussed the management of the geese and doing the round up in the spring. This was tabled as the contract with goose man jack stated it would need to cycle through all of the steps before any real changes in the goose population could be seen. This issue will be discussed at future meetings. Nothing will be sent out to the community at this time regarding the geese.
- Sidewalks-Waccamaw River Road to Santee River Road lake side and Cooper River Road opposite side to mailboxes. A poll will be taken from the community if they are in agreement to start planning to add sidewalks to the community in phases. This poll will be included in the year end mailing.

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 terms are up. In light of the restrictions in place and space that is required to safely social distance the community for in person meetings, the board has decided to continue with the election of board members without having the annual meeting. The nomination form will be included in the annual statement mailing and in December the proxy will be sent out to the community for the election of 3 board members.

VI. **Adjournment-** Motion made, seconded and carried to adjourn the meeting at 7:48 pm.