

2/23/21

**The Lakes POA
Board Meeting
February 22, 2021
6:30 pm**

I. Call to Order and Roll Call

Present for the meeting, George Duhaime, Charlene Carson, Dough Owens, George Eber, Craig Wright and Susan Collins.

Doug Millar and Karen Clark from LITUS* To Let.

Invited guest Phil Dieser of VIP

Call in were Bob Tomasseti , Andreann Geise and Michele Ferrante.

II. Office Space Rental

- A. Doug Owens discussed at length the lease of one of the units at the new building at the Waccamaw River Road entrance to provide an on-site office for the POA. He discussed the lease terms, which were an initial lease for \$1,200 per month with two optional five-year periods, for a total of a possible 15 years. In conjunction with our lease, an agreement has been reached with Phil of VIP to share the back space for his truck. The front space would be built out for the POA office. The agreement with Phil of VIP would effectively cut our cost to \$600 per month. Our initial lease will not have a set price for CAM, but rather we will pay our share of the monthly costs. Since this is a new build, we expect the yearly CAM to be approximately \$1,000. We will pay for utilities. Water is included.
- B. The build out of the office space will be materials only, labor will be at no cost. This office space will be command central for the cameras, one place for POA records to be housed that are now kept at individual Board members residences.
- C. Once the office is set up and all records relocated, we would hope to accomplish the following: to begin with, a place to hold Board meetings, a place where the community will be able to access forms (such as ACC requests). If, for example, someone is having problems in addressing these forms, an ACC member could meet with them at the office and go over it with them, hopefully streamlining the process.
- D. Insurance was also discussed and what, if any, additional coverage would be necessary. Doug from LITUS* is checking.
- E. Charlene Carson gave an estimate of the office furnishings that would be necessary, such as a laptop, desk, table, chairs, file cabinets and programs and storage for camera files. She estimated a cost of approximately \$3,000. Doug Owens offered the use of his Office Depot discount. Bob Tomaseetti offered a file cabinet.
- F. The need for an IT person to set up the camera system was discussed, but cost was not determined at this time.

III 2021 Projects
Curbing

The curbing on the Waccamaw curve, previously approved for \$23,000 was increased to 400 feet and 8 inch curbing. The new price is \$25,500.

**A motion was made to adopt these changes, seconded and unanimously carried.
A resolution by the Board was made adopting these changes**

IV ACC and Drainage

- A. George Eber and others discussed the specific drainage problems near Lumber River Road. This project may be delayed indefinitely due to probate as the original owner has since passed away and the drainage committee cannot get an easement clause signed by the property owner.
- B. After reviewing the ACC forms, George suggested that some changes need to be made in the verbiage to make the forms clearer and current. Specific changes were not discussed at this meeting.

V Road Inspection Report

Doug Owens informed the Board that SME should have the final road inspection report completed by the end of March. It was suggested that we may request a representative to present an oral presentation of the report and its findings.

VI Items discussed not on the Agenda

- A. A discussion was had to increase the maximum fence height limit to no more than 5 feet. No change in fence types.

**A motion was made to adopt this change, seconded and unanimously carried.
A resolution was made by the Board adopting this change.**

- B. Speeding
Once again, speeding in The Lakes was discussed. Placing speed humps at the beginning of each direction at the Waccamaw curve, at lease slowing the speed at the curve. The discussion will be continued.
- C. Discussion was had regarding increasing the fines for non-compliance with no-Sunday work, it was suggested the fine be raised from \$250 to \$300 per violation.

**A motion was made to adopt this change, seconded and unanimously carried.
A resolution was made by the Board adopting this change.**

- D. Karen Clark reported she has now done a drive-through inspection of all properties, and found more than a few not in compliance with the rules and regulations of The Lakes. Letters will be sent out requesting the violations be cured. If they are not, follow up letters with fine assessments will go out.

VII Call to Adjourn

A motion was made, seconded and unanimously carried to adjourn the meeting at 8:30 pm.