

**The Lakes POA
Board Meeting
April 12, 2021
6:00 pm**

I. Call to Order and Roll Call

Board members present for the meeting were George Duhaime, Charlene Carson, Doug Owens, George Eber, and Susan Collins. Andreann Geise was present by telephone.

Ad Hoc members Deborah Wolcott, Michelle Ferrante and Bob Tomassetti.

Karen Clark from Litus To Let.

Invited guests Mike Healey and Kevin Martin.

II. Approval of March 22, 2021 Minutes

A motion was made, seconded and unanimously carried to approve the March 22, 2021 Board Minutes.

III. Drainage Issues

Mike Healey presented two quotes from Andy's Construction for drainage work/swale maintenance.

- A. Reedy River Road, including possibly cutting pipe at T to get some relief.
- B. Lumber Court, where Probate issues continue. Nothing has been heard back from the Court since March. We are waiting for Probate to appoint an individual with the power to sign off on the work/easement. An inordinate amount of time has elapsed on this issue, but we are at the mercy of the Court and the County.

A motion was made, seconded and unanimously carried to clean out the area for the present time.

- C. Little Pee Dee Road, clean out swale between homes.
- D. New River Road, clean out swale between homes.

IV. Issues at 629 Hatteras River Road (not specific to the Agenda)

The cracking of the homeowners back patio due to lake water encroachment was discussed. It was decided that this was the homeowner's issue and not a responsibility of the Board.

V. Lakes Maintenance Report

Debbie Wolcott informed that she was hopefully meeting with the maintenance company this week.

VI. ACC Updates

- A. George Eber reported that he now has a committee of 4 members (all from the new section). He will be meeting with them this week before leaving on vacation.
- B. The possibility of "office hours" at our new on-site space in order to assist owners with ACC forms was also discussed. No specific time has yet been set.
- C. The property at T32 was mentioned briefly and it will be made known that unauthorized sheds are not acceptable. This will be brought up at the quarterly meeting.

VII. Speed Trailer

The trailer is continuing to collect data at different locations. Charlene Carson informed that even if it looks like the trailer lights are not visibly on, it continues to collect data. Charlene said if anyone thought of a particular sight for monitoring to let her know.

VIII. Road Reserve Study

Doug Owens announced he finally received the completed report, but he had not yet fully gone through it. He gave a quick summary for the 27 roads (5.7 miles) in the community. Five are deemed to need work (Waccamaw, Hatteras, Pamlico and Seneca), 12 are fine and 11 are in good shape.

An estimate for work was submitted with the report at a cost of \$1.1 million and will be forwarded to the auditor to protect our road reserves account from possible IRS taxation.

IX. Covenants Meeting

Charlene Carson reminded members that this committee was to be formed more than one year ago but was delayed due to COVID-19. A meeting is planned for the end of the month. It was also reported that our lawyer has worked very hard on obtaining every Lakes documentation from the County and they are being vetted for any possible “mine fields”.

X. Quarterly POA Meeting Preparation

Charlene Carson went through a lengthy list of questions submitted by POA members. Since the amount of questions that can be addressed will be limited by the two-hour time constraint of the meeting, it was decided that Board or Committee members should open the meeting with a kind of summary statement which might address a good portion of the questions.

XI. Call to Adjourn

A motion was made, seconded and unanimously carried to adjourn the meeting at 7:40 pm.

**Submitted by
Susan Collins**