

THE LAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS QUARTERLY MEETING
April 19, 2021
South Strand Recreation Center, 6 p.m.

MINUTES

Meeting was called to order by President George Duhaime at 6pm, April 19, 2021.

Opening statements by George:

- Please turn off cell phones and raise your hand to be recognized for questions. All questions will be taken after board reports are completed.
- Fishing - is not permitted on homeowners' property without their express permission. Anyone fishing is trespassing and can be asked to leave. It was suggested that homeowners put up No Trespassing signs on their docks/properties to protect against any liabilities. The property easement is in place for pass through activities (walking/biking) and lakes maintenance - but does not include fishing.
- Fires - in fire pits are permitted, but no burning of trash.
- Political signs/banners are permitted 45 days prior to an election and must be removed no later than 3 days after an election.
- A Speed trailer is being in an effort to slow down the speeders in the community. It will be placed randomly on streets throughout the community.

Financial Update presented by Doug Owens. Lakes finances are in very good condition. A comparison of previous year expenditures to current was done. Doug provided an explanation of how monies collected are used for projected and/or put into reserves for future activities.

Lakes Update presented by Debbie Wolcott. Debbie recently took over the Lakes maintenance activities (Aquatic summary). She met with the owner/operator of Total Lake Care and presented a recap of what has been done to the lakes in terms of treatment and the addition of fish to manage plant growth. She will continue to work with him on plans to keep the lakes in good condition.

ACC Update presented by Charlene Carson for George Eber. Charlene read a statement from George Eber, the chair of the Architectural Committee. George has a full complement of volunteers and is working to modify and streamline the process when homeowners want to make changes/addition to their existing home footprint.

Drainage Update presented by Mike Healy. Mike presented the projects that will be starting now that the wet weather has abated. Lumber Court issues will be addressed first, then Little Pee Dee, New River and Reedy River.

Community Inspections presented by Doug Millar for Karen Clark (LITUS). Doug explained that LITUS is now performing regular random inspection of the community and documenting any issues. Homeowners will receive a notice to remedy the issue within a period of time. If the violation continues to exist, a subsequent letter(s) with fine will be sent until such time as the violation is resolved.

Covenants Review presented by Charlene Carson. Charlene announced that the Covenants Review process, stalled by the covid pandemic, will be starting at the end of the month (April). An email had been sent to the individuals that volunteered to serve on the committee.

Questions/comments from the community. (in no particular order)

- When are the sidewalks getting put in - it's dangerous walking on the road? As originally stated in the January newsletter: As a result of the community vote, it has been determined that having sidewalks installed is still of interest to the community. RFP's will be prepared and sent out for bid. This project will be done in financially prudent portions (as it can be afforded and depending on ongoing regular budget expenses) and impacting only selected roads. This project could take multiple years to complete, may be paused if budget constraints demand it and is not intended to sidewalk the entire community. The Lakes sign at the bypass entrance needs to have brighter lighting and more flowers.
- The sidewalk on Waccamaw River Road (between Swan Lake Drive and the park) does not meet ADA requirements. For ADA compliance, the minimum sidewalk width is 36 inches (3 feet), though sidewalks can be wider.
- Is the speed trailer calibrated? Yes, and provides data to the board for review.
- Why didn't the board buy office space/building instead of renting? The board is leasing office space, not buying it. This is will be the central location for the ACC and allow the board space to store records instead of paying for storage space.
- Fire the Goose Man and round up the geese. Goose Man is working on oiling all the eggs that have been laid this season in an effort to keep them from hatching. He will continue to use the goose buster to deter the geese.
- Why was the sign replaced at the Meadowood entrance? To allow for better lighting and camera installation.
- Good job on the curbing on Waccamaw River Road
- How many cameras are there in the Lakes and where are they located.
- Kudos to the board (several times) for a job well done.
- POA ANNUAL MEMBER FEES: The Lakes community as a whole is quite financially conscientious. Our current (as of this writing) delinquency rate is 8%.
- GENERAL COMMUNITY APPEARANCE: In order to avoid the possibility of neighbor-on-neighbor conflicts, the board has engaged the services of our management company, LITUS, to do twice monthly inspections/reviews of the entire community. Briefly, any home in need of maintenance/repair has a letter sent to the owner of record informing them of the violation and giving 14 days to remedy the issue. If the situation is not corrected in that time a letter with a fine is sent. This process is repeated until the situation is remedied. Going on long enough, could result in a lien being placed on the property. All instances are documented by time/date stamped pictures of the violation. If LITUS/the board are contacted about extenuating circumstances, we will work with the homeowner to resolve the issue.
- CHANGES IN THE COVENANTS: The Covenants committee was indeed a victim of the COVID pandemic. We are currently looking to get the initiative started by the end of the month (April). Changes to the Covenants will be a combined effort with the committee and the community. If you have suggestions feel free to send them to us.
- LANDSCAPING: (I'm grouping several questions/answers under this category) The Lakes is fortunate to have our landscaper also be a resident of the community. They will be addressing the replacement of dead trees, shrubs, plants and also treating for the insects/fire ants.
- PARK AND ROAD MAINTENANCE: The Lakes has been fiscally responsible in setting aside monies on an ongoing basis. Those monies are a combination of road reserve funds and impact

fees collected from the builders. The cost of the curbing work was approximately \$23000 sourced from a combination of that funding. Trying to deter drivers from running off the road will continue to be a challenge, however with the cameras operating we will be able to record the offenses and offenders and take action. We will be working with the HCPD to determine the best ways to proceed. The park costs totaled approximately \$45000 - as reported in an earlier newsletter. There were a number of discoveries that were uncovered once the project started that caused the estimated cost to go higher. These monies were a combination of impact fees and budgeted project monies.

- ROAD RESERVE STUDY: The study has been completed and a report was presented at the quarterly meeting.
- RIVER VILLAGE BRIDGE: This project is currently on hold.

Adjournment: 7:30 pm

Respectfully Submitted,
Charlene Carson