

**The Lakes POA
Board Meeting
May 10, 2021
6:00 pm**

I Call to Order and Roll Call

- Present for the meeting, George Duhaime, Charlene Carson, Doug Owens, Andreann Geise, Craig Wright and Susan Collins.
- Ad Hoc members, Deborah Wolcott, Michele Ferrante, and Robert Tomassetti
- Karen Clark from Litus To Let.
- Invited guests, Kevin Martin, Alex Mustilli and Tom Fontanazza

II Review of Quarterly Meeting Minutes

- **A motion was made, seconded and unanimously carried to approve the minutes.**

III Review of April 12, 2021 Board Minutes

- **A motion was made, seconded and unanimously carried to approve the minutes.**

IV Drainage Update

- Kevin Martin reported on the drainage issues on Reedy River Road/Reedy Court. Water from the Court cannot drain out. A two-step process was discussed – the installation of a box 2' x 3' (size to be determined) to initially hold the water, and piping, which we need to get a price on. The Board was informed that the owner of the corner property offered to pay half the cost, but after discussion it was determined that the Board would retain control and pay the full amount. The first step, box installation, to cost approximately \$1,600.
- **A motion was made, seconded and unanimously carried to approve Step 1, box installation.**

Kevin left the meeting after his report.

V ACC Activities Update

- It was announced that George Eber is leaving the community, and thus would no longer be chairing the ACC.
- Alex Mustilli spoke on behalf of the ACC. He discussed the number of applications and the confusion that still remains. Due to the number of requests (including current and future new owners) he will need at least two more committed members. He felt more communication was needed with the applicants. He also said the majority of requests concerned fencing types and heights. He was informed that the Board had recently voted on increasing the height maximum from 4 feet to 5 feet, but that information had not made it into the forms at this time. He was also informed that there will be no privacy fencing allowed.
- Doug Owens informed that once the ACC forms have been updated and finalized, they will be available online as well as the new office (which has not been built out as of yet as the builder is still awaiting County approvals).
- Alex informed that he has created an Excel spreadsheet to keep track of the status of all applications, checks received, etc. to completion of the project.
- Doug stated that a clear notice should be sent to owners who do not follow the procedures of the Community, including fines and possible removal of the unpermitted structure. This notice should also include a clear definition of ownership and easement.

After Alex's report, both he and Tom were invited to remain at the meeting.

VI Aquatic Activities Update

- Deborah Wolcott presented a two-page detailed report on her investigations into concerns of specific owners and a copy of that report is attached to these minutes.
- In addition to her report, discussion was held on the following:
 - a. Restocking - Deborah has been trying to build a history from past reports which has been difficult, but a schedule would be determined with Richard. It was determined that Richard will need some supervision. Last year, 240 carp were placed in all but four of the lakes. The replacement rate for the carp is approximately every 2-3 years.
 - b. New Ponds – There was discussion on who would be naming the new ponds. Also, it was felt that the pond maintenance agreement would need to be renegotiated with respect to the additional ponds in the new areas.

- c. Apple Snails – Eggs should be treated by property owners. Chemical treatment of the pond areas is not an option. A notice from Deborah should be sent out to owners on the proper way to treat the larvae and the necessity of doing so.

VII **Horry County PD Regulations for Stop Signs**

- George Duhaime reported we need to replace the Stop signs to comply with current regulations (ours are 24" and they now need to be 30"). George negotiated the price down from \$100 to \$73 per sign for a total of 45 signs. We will also have to install 25-30 "4 way stop" signs where they are appropriate (possibly up to 30 will be needed).
- **A motion was made, seconded and unanimously carried to approve the expenditure for the new signs.**
- George also reported that he had discussions about how police will be assigned (most likely after completing their regular shift and looking for overtime).

VIII **DR Horton Meeting Update**

- Doug Owens reported on what he deemed good meetings with various Horton officials and feels they want to work with us.
- Parker is again doing the infrastructure in the Horton phase. Horton is doing the construction. The phase is approximately one-half of 18, 19, and 20 to Saluda. It will contain 154 houses. Construction will be hardy plank and stone. The houses will be 1,670 square feet minimum. A color chart was presented and deemed acceptable. Construction is planned to start in August 2021 and is scheduled to be completed in approximately 1-1/2 years .
- Doug also said Horton has agreed to look into the drainage issues in the older DR Horton phase.
- ACC compliance fees, impact fees will be paid upon the closing of each lot and home design, and should eventually bring approximately \$120,000 to our treasury.
- George Duhaime stated that new properties have buried pins approximately 15 feet from the (anticipated) pond high water marks.

IX **Covenants Meeting**

- Charlene Carson reported that the first meeting was held on April 29 and they will be meeting regularly to address the task of reviewing and updating the covenants where necessary.

X **Yard of the Month**

- Geri Mulholland will again be in charge for the months of June, July and August.

XI **Newsletter Items**

- Charlene Carson requested any information which should be addressed to the owners in the newsletter be sent to her prior to June 30, 2021, to have time to get into the owner's mailbox before the quarterly meeting in July.
- A special letter regarding ACC changes will be going out via email and USPS mail next week to make owners aware of the changes.

XII **Other Items**

- Karen Clark stated the next quarterly meeting is July 19, 2021 at 6 p.m. at the Rec Center. Notice will be included in the July newsletter and on the website calendar for owners.
- Karen also addressed the timeline for the Annual Meeting notices, with a 60-day notice going out in August and a 30-day notice (second notice) going out in September.
- A quick poll was taken to see if Board members whose term is up would be running again. Craig Wright said he would not be running. Andreann Geise said she would be running again. The vacancy created by George Eber leaving will also need to be addressed by the executive board appointing a member to complete the vacated term.

XIII **Call to Adjourn**

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

Submitted by
Susan Collins

Attachment May 10 Aquatic Report by Deborah Wolcott