

**The Lakes POA
Board Meeting
June 14, 2021
6:00 pm**

I Call to Order and Roll Call

- Present for the meeting: George Duhaime, Charlene Carson, Doug Owens, Andreann Geise, and Craig Wright.
- Ad Hoc members, Michele Ferrante, and Robert Tomassetti
- Karen Clark from LITUS* To Let.
- Invited guests: Phil Dieser, Bob White and Tom Fontanazza

II Review of Agenda and May Meeting Minutes

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

III Appointment to the Board

- Deborah Wolcott has been appointed to fill the vacated seat of George Eber.

IV Landscaping

- Phil Dieser discussed that with the recent rains, the grass and plants are growing well. VIP will begin maintenance of the island starting tomorrow. The islands will be on a 2-week rotation.

V Speed trailer-cameras, Wi-Fi Hotspot

- Phil Dieser discussed that Craig Wright will be moving the speed trailer throughout the community. Phil will work with Craig to assist with the set up of the newly installed camera for the trailer and how to obtain the “hot spot” for the camera and access the data.
- The back license plate reader is now operational and the front one will be up and running soon. If the plate is not on the vehicle, the camera automatically will take a snap shot of the person’s face. Then the info can be researched based on date

and time an incident occurred and can be forwarded to the police for them to follow up should that be the case.

VI ACC-new team, status, issues

- Alex has resigned and Bob White is now the ACC chair. His team consist of Tom Fontanazza, Bob Tomassetti and Jack Rowles as the site inspector.
- There is still an issue with the pool/shed on Winyah. It was suggested by the Board to turn this issue over to legal since it is now impeding on other owners' property and causing drainage issues. Bob will reach out to the attorney to discuss the issue and get his legal opinion on this matter.

VII Covenants Committee-status

- Charlene reports the committee has met 3 times this year and are busy reviewing the bylaws line for line for any up dates that need to be made. Once they are finished, they will do the ccr's and the rules and regulations.
- At the point where the committee is ready to start rewriting the covenants, they will hold a public meeting to allow all homeowners to discuss the changes they are suggesting and to make other suggestions.

VIII Community Inspections/Violations

- LTL reports they began the inspections in late February, 2021. To date, they have written 25 violations and as a result of those violations, 6 fines has been assessed on to property owner's account.
- The majority of the fines are a result of boat/trailer parking and disabled vehicles.

IX Office Space

- Phil reported that the county has finally issued the permit to build out the office space. That will begin on Thursday of this week. He will report more on this at future meetings.

X Stop Signs

- The signs and sleeves have been ordered. The sleeves will be here this week and the 4x4 will be put inside the sleeve to offer more stability to the posts when they are concreted into the ground.

- George reports a couple of young ladies has been assisting him with cleaning road signs throughout the community. They plan on cleaning the signs that look the worst first.

XI No Soliciting and No Trespassing Signs

- George has ordered a larger No Soliciting sign for the front entrance. Please report all solicitors to the non-emergency Horry County Police Department phone number or call the individual company to make the complaint.
- There remains a lot of confusion about fishing in the lakes throughout the community. The rule is and always has been, there is no fishing in the lakes unless you are the property owner of that portion of the lake. Owners are being given permission to install no trespassing signs on their property and are permitted to tell trespassers to leave their property. The only common area lake is a portion of the front lake at the entrance to the community. The easement around each lake is for walking only and for maintenance access. There will be something put in the next newsletter regarding this in hopes this will clear up the confusion.

XII New Projects

- There is a safety issue with people walking in the road along Waccamaw River Road where the curbing was installed. A discussion was held regarding installing a section of sidewalk from the corner of Cooper River Road up to the power company property. Estimates are being sought. This item will be discussed at a later date.

XIII Other

- Articles for the newsletter need to be submitted to Charlene by June 30, 2021.

XIV Adjournment

- A motion was made, seconded and carried to adjourn the meeting at 7:21 pm.

Submitted by
Karen Clark, PM