

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

I Call to Order and Roll Call

Present for the meeting, George Duhaime, Charlene Carson, Doug Owens, Deborah Wolcott, Andreann Geise, Craig Wright and Susan Collins.

Ad Hoc member Michelle Ferrante.

Karen Clark and Doug Millar from Litus To Let.

Invited guests, Kevin Martin, Tom Fontanazza, Bob White and Phil Deiser

II Review of June 14, 2021 Board Minutes

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

III ACC Report

A status report was submitted of active applications by Bob White.

It was also noted that an appeal was received on the Winyah pool/land grading issue.

Two variance requests were discussed: Bowen Place, for side fence placement due to small lot size, and Winyah to construct a wraparound porch with corner gazebo (reason for the variance). Pictures were submitted.

A motion was made, seconded and unanimously carried to approve the two above variances.

IV **Drainage Update**

Kevin Martin discussed the ongoing Lumber Court drainage issue (adjacent to the property in probate, with no contact from a representative). He submitted and discussed an estimate from Andy's Construction (#1695) in the approximate amount of \$9,800. Discussion was held on the need to address this issue and not wait for probate to complete.

A motion was made, seconded and unanimously carried to approve the work outlined in the estimate.

Kevin will also obtain a proposal to correct the problem on Buford.

It was discussed and decided that the ACC and Drainage Committees will work together on overlapping issues.

Flooding by the Meadows entrance due to a broken swale pipe was discussed. Seeding/resodding will be revisited after the repair is made.

V **Aquatic Activities Update**

Deborah Wolcott first discussed Lake Lure and the difficulty and time it presently takes to treat this lake. A removable ramp was discussed and approved.

She then discussed the Long Bay Lake extension maintenance. It was reported that Total Lake Care has agreed to take on the maintenance of the extension for an additional \$200.

A motion was made, seconded and unanimously carried to approve the additional expense for maintenance of the lake extension.

Deborah again discussed the restocking, which cannot yet be done due to low lake levels.

VI **Covenants Review**

Charlene Carson reported that the review was ongoing and moving along, and that two additional meeting have been scheduled.

VII Office Space

Horry County still has some open issues, but it is expected that we will be in the space by the time of the next Board meeting.

VIII Violations

Karen Clark noted there are still 10 violation notices that have not yet been resolved. She will review and update on their status at the next Board meeting.

IX Parker Pool

Karen Clark reported that the pool has opened and that keys are not yet available, so it is on an honor system. At present, no extra POA fees have been billed or collected (as per the Lennar sale contracts).

The name of the pool was discussed as possibly misleading that the pool is part of The Lakes management.

X New Business

Michelle Ferrante spoke about a POA community picnic scheduled for August 14 from 4-7 pm. More information will go out in the newsletter.

XI Quarterly Meeting Agenda

Some new issues to be discussed will be the planting of trees in easements, meters for pond irrigation systems, speed trailer data collection for the police.

XII Other Items

- A. Board members whose term is up (as previously reported in the May 10, 2021 Board minutes) are Charlene Carson, Craig Wright (reported as not running) and Andreann Geise. The vacancy created by George Eber leaving (currently being filled by Deborah Wolcott) also needs to be filled.

B. Phil Deiser illustrated to the Board where the new sidewalk from Santee River Road along Waccamaw would be installed and that construction was to begin on Thursday, July 15, 2021.

*Subsequent to the Board meeting, a notice went out to Board members on July 16, 2021 to meet with the contractor at the site on Saturday, July 17, 2021 at 10 am to finalize the plans for the sidewalk.

XIII Call to Adjourn

A motion was made, seconded and unanimously carried to adjourn the meeting at 7:50 pm.

Submitted by
Susan Collins