

The Lakes Property Owners' Association, Inc.  
Board of Directors Quarterly Meeting  
July 19, 2021  
6:00 pm

Present for the meeting

Board members George Duhaime, Charlene Carson, Doug Owens, Deborah Wolcott, Craig Wright and Susan Collins.

Ad Hoc member Michelle Ferrante.

Committee members Kevin Martin, Tom Fontanazza and Bob White

Karen Clark and Doug Millar from Litus To Let.

Invited guest Richard Black, owner of Total Lake Care

I **Opening Statements by President George Duhaime**

- A. General comments, please turn off phones, request for orderly meeting, asking audience members who speak to identify themselves and to please speak clearly and loudly.
- B. Fishing – Lake Murray (by the powerlines) and Lake Okatee (right side of Waccamaw coming in the Meadowoods) are the only two lakes open to anyone in the community. Fishing in someone's private backyard is considered trespassing. An owner asked if it was the Board's responsibility to post no trespassing signs and was told it was the homeowners' responsibility.
- C. Planting in easements/right of way off roads. It is allowed, but please make sure any plantings in these areas are small, green and maintained so as not to hinder sightlines of drivers, and do not encroach on drainage swales or cause drainage issues. Any problems in this regard should be referred to Kevin Martin.
- D. Sidewalk Continuation – The continuation of the sidewalk from the park along Waccamaw to Santee River Road has begun. Owner of Reedy River Road stated that he believed that the current and proposed sidewalk on Waccamaw (to

Santee River Road) must be ADA compliant. George explained that in the older section (where the construction has/will be taking place) has different compliance requirements than the newer sections. However, George informed that the present construction plans include turnarounds every 200 feet.

- E. Noise/Grass Cutting – The difference between contractors' work hours (7 am to 7 pm, excluding Sunday) and a homeowner cutting their own grass outside of those hours was explained. It was suggested if a homeowner has a noise complaint, to discuss it with the offending neighbor to come to a neighborly resolution.
- F. Street Lights – If a street light is out, please call Santee Cooper. They usually respond quickly. A light pool number should be listed on each light pole.

## **II Financial Update**

Doug Owens spoke on the state of the finances. He noted that it was on schedule and within budget. He anticipates approximately \$44,000 additional in impact fees (currently \$1,276.29 per plot, and the amount will increase 5% each year). The final section is now expected to begin in late August/early September and is expected to last 18 to 35 months.

## **III Drainage**

Kevin Martin stated that the final work at Lumber Court hopefully will start in August. The Beaufort River work is still be reviewed. Four Star has come out and looked at the work that needs to be done.

At this Point owner of 401 Seneca Court stood and began to read a lengthy prepared statement complaining that the Board ignores his personal drainage issues which he said have never been addressed and demanded an engineering study. George responded that one had been completed. The main issue seems to be that the road was constructed (not by the Board) at a lower level than the lake and a conclusion is still to be reached on how to address this issue. George invited Mr. Hart to address his many issues at that time so as not to sidetrack the community meeting.

#### **IV      Lakes/Irrigation**

Deborah Wolcott introduced Richard Black, owner of Total Lake Care, who informed the meeting of his background and qualifications. One of the issues he discussed was that bacteria applications do not work on lakes with clay bottoms. He discussed the amount of muck (grass clippings, leaves) which fuels weeds and algae which needs to be addressed. Deborah reminded attendees to make sure landscapers were not blowing clippings or leaves into the lakes or street.

He then continued on the subject of apple snails, how toxic they were not only to people but the lakes in general (the snails are vegetative eaters and if allowed to multiply will seriously affect the balance of the lakes). He noted one way for owners to kill the pink eggs was to douse them with vegetable oil. He also noted that shell cracker fish will eat the snails.

At this point, Mr. Black turned his presentation into an unauthorized sales pitch and solicitation of work. Deborah will be writing him a letter to address that specific situation as well as to question the change in information he previously presented to Deborah, who in turn had passed the information on to concerned owners.

Pipes for owner irrigation in the lakes was touched on and George stated that if anyone wanted their lake piping removed, the Board would take care of it.

Feeding of wild life was discussed and owners were asked once again not to feed the wildlife.

It was also noted that there are some deteriorating docks and seawalls. Owners were asked to make sure debris from docks and seawalls does not end up in the lakes.

An unidentified audience member asked about a telephone pole in his lake. He was told the Board would look into it.

#### **V      Covenants Review**

Doug Owens stated that the purpose of this review was to simplify and modernize these covenants (which were originally drafted by the developer and favored the developer) Charlene Carson informed the owners that the committee is hard at work on this project and they hoped the review would be finished by Labor Day, and ready for legal review. She also stated that there is a dedicated email address that will be used to

discuss, review, offer suggestions on the covenants. Feel free to email her at [lakescovenants@gmail.com](mailto:lakescovenants@gmail.com)

- At this point the agenda was interrupted by owner of 401 Seneca River, who with a second written prepared speech against his neighbor at 404 Seneca River, read aloud to the meeting regarding his personal disputes with his neighbor. Unfortunately, this led to an uncomfortable posturing confrontation between the two neighbors. The Board President (and others) tried to diffuse the situation and clarify statements made concerning the use of different flags by the neighbor. The owner of 401 Seneca River Road was asked to leave the meeting at this point. Quite a few others left the meeting as well.

#### **VI Speed Trailers/Security Cameras**

There was a minimal review presented by Craig Wright.

#### **VII Board Elections**

There will be four positions up for voting. If anyone wishes to run for a position on the Board, please try to keep your resume to one single-sided page and submit to Karen Clark at Litus.

#### **VIII Picnic at the Park.**

There will be music and food (hamburgers, hot dogs and chips). Bring your own chairs. It will be a great way to say hello to your neighbors, old and new. Michelle is in need of volunteers to help with this event. She also needs a head count for expected attendees.

#### **IX Adjournment**

The meeting was adjourned at 7:31 pm.

Respectfully submitted,  
Susan Collins