

**The Lakes POA
September 13, 2021
Board of Directors Meeting (6 pm)
Minutes**

Updates

- **Call to order at 6 pm**-George Duhaime, Charlene Carson, Susan Collins, Doug Owens, Bob Tomassetti and Craig Wright were present for the meeting. Members of the ACC present were Bob White, Tom Fontanazza, Dave Lane, and guest, Phil Dieser-VIP Landscaping. Doug Millar and Karen Clark represented the management company.
- **Approval of Agenda and meeting minutes from August 9, 2021**-A motion was made (CC) and seconded (DO) to approve the agenda and the meeting minutes. The motion carried (all).
- **ACC**
 - **Status/Issues**-Bob White, ACC Chair, presented status/issues of ACC request. 3309 Bowen had a fence installed that was only approved by one ACC Member (GE) and the request did not include a variance form. This request will need to be resubmitted along with the variance form and will need board approval to remain in the current location. 1039 Saluda River Road had a patio and sidewalk added to the property without completing an ACC request. Homeowner has been notified and a \$250 fine has been placed on his account for failing to request permission. He will return in October and meet with the ACC to get things taken care of properly. 113 Santee River put up a fence around the bulkhead without asking permission. This board agreed to place a \$250 fine on this account and a letter will be sent stating this fence cannot be attached to another fence or to the back of house. It is only "a guardrail" for the bulkhead. 287 Wateree is still holding water between the house. Hanco sent a check to have a yard drain installed and piped to the street. This was supposed to have been taken care of earlier this year but has not been done yet. RAM will do the work. George will follow up on this issue. Also discussed the house on the corner of Waccamaw river and Cooper River and the erosion problem now that the drain has been cleaned. It is causing the stream to get bigger. It may need a bulkhead installed to help with the problem.
 - **Review New Homeowner Introduction**-At the request of the BOD, Tom Fontanazza drafted a proposed document to present to DR Horton to introduce the ACC guidelines to new property owners. The document explains what has to be done before any work can begin, where to find the correct forms, and how to proceed in accordance with the guidelines. Suggestions were made pertaining to some verbiage and about when the property owner will receive/sign the document. The general consensus was it should be signed at contract and a signed copy sent to the board. The board is discussing putting together a binder with these ACC forms and directions to be given to the new owner at closing.

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More to be discussed once the changes have been made and presented to the board for consideration.

- **Lakes Maintenance**

- **Apple Snail Proposal**-In the absence of Deborah Wolcott, Lake Facilitator, Charlene Carson presented a proposal regarding stocking the lakes with fish to help with the apple snail population. The Board agrees it is the homeowner's responsibility to scrape the eggs from the bulkheads, etc. Bob Tomassetti will do some research to find information on chemicals the homeowner may purchase that may help with killing the eggs. A motion was made (CC) and seconded (SC) to stock Lake Seneca and Long Bay Lake with specific sunfish that is known to eat the apple snails as a more natural way to eliminate the over population of the snails. The cost for stocking these two lakes will be \$2065. After some discussion, the motion carried (all). Charlene Carson will follow up to find out if now is the time to stock the lake or if it is best to wait until the spring and she will report back to Deborah Wolcott with the instructions.

- **New Construction**

- **DR Horton Package**-Doug Owens and others have discussed with the builder about installing a construction road but they are not getting very far with this idea. It would be extremely helpful to keep the traffic off the main roads in The Lakes as well as potentially stop damage from occurring to common property and owner property by the big trucks having a difficult time making turns. At this time, DR Horton will be charged the cost of repairing the damage each time it occurs. It was also suggested to speak with Developer RS Parker regarding the land that connects to the back side of the development and McDowell Shortcut Road to see if it is possible to purchase an easement through the property to access The Lakes. Doug Owens agreed to look into this option.
- **Construction Timeline**-DR Horton has closed on its first lots and will begin building 15 homes soon. The timeline to start was mid-September. They did pay all of the impact fees at closing.

- **Sidewalks**-The new sidewalk along Waccamaw River has been installed, sod put down and now they will begin pouring a retaining like wall to assist with drainage and erosion. The black fence will be installed once that is completed in areas around the lake/drop off area. Many people are utilizing the sidewalk and the park area. The 2' extension of the road from Swan Lake and the first curve will need a footer system to stabilize the concrete.
- **Speed Humps**-George Duhaime presented the bid from Palmetto Corp of Conway for 7 speed humps to be placed in various locations throughout the community. (Entrance to

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The Lakes near the waterfall, one by the telephone boxes and parking lot on the other side of the road; Waccamaw River Road and Swan Lake before and after the bend in the road-that one will be about 275' away from the first stop sign on Waccamaw River Road; the other 3 will be on Cooper River Road in the straight stretch near the beginning of Cooper, then around 134 Cooper River Road and the last one will go in the straight stretch between Cooper and Ashley River). Cost of installing the speed humps, striping them and cost of installing signs is \$33,950. These funds will come out of the road reserve funds (10-12% of that fund will be utilized). A motion was made (CW) and seconded (CC) to move forward with installing these seven speed humps utilizing the road reserve funds. After a long discussion, the motion carried (all).

- **Covenants Committee**

- **Proposed Changes to the Bylaws**-Charlene Carson and Doug Owens, chairs of the Covenants Committee, presented the draft changes to the Bylaws to the board for discussion. The volunteer committee has been working hard since April 2021 on the updates to the bylaws and they are ready to be presented to the community for discussion. It is hoped the packages can be ready prior to the annual meeting in October so Charlene can discuss them with those in attendance. Bylaws are the foundation of how the community is to operate. Some verbiage changes were discussed and suggestions presented that may be a better option as well as attempting to make the bylaws more gender neutral and removing all of the former developers and class memberships that no longer pertain to the community, thus taking power from the previous developers and giving it back to the Board of Directors. These changes have been reviewed and approved by counsel, Russel Fry.
- **Next Steps**-Meetings will be announced to allow the community to ask questions and to vote on the changes. Once those are completed, they will begin working on the CCR's.

New Business

- **Newsletter Deadline**-September 29, 2021 is the deadline to have articles in to Charlene Carson in hopes to get them delivered prior to the Annual Meeting on October 23, 2021.
- **Meeting Dates for 2022**-Dates have been set for board and quarterly residents' meetings for 2022 (may change depending on scheduling and other needs). Time and location TBD.
 - **Board of Directors meetings**-January 10; February 14; March 14; April 11; May 16; June 14; August 8; September 12; October 10; November 14; and December 12, 2022.
 - **Quarterly Residents meetings**-January 17; April 18; July 18; and the Annual Meeting will be October 22, 2022.

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- **Plans for 2022**-Charlene Carson would like to present a list of possible projects/plans for 2022 so those can be published along with the newsletter or discussed at the annual meeting. Please have this information in to her ASAP. Discussed adding 4 picnic tables at the park for a cost of \$5208 (does not include the cost of concrete pad/hardware and installation).
- **Annual Meeting-October 23, 2021**-Nominations for Volunteer of the Year for years 2020 and 2021 are due by October 11, 2021, and will be presented at the annual meeting. Craig Wright, along with Phil Dieser, will gather statistics from the speed trailer to present at the annual meeting. Prep work for the annual meeting will be finalized at the October 11, 2021 meeting.
- **Events in the Park**-Chili contest has been added to the events list for the Halloween Parade and Party as a way to get the entire community involved. More details will be sent to the community soon.
- **Adjournment**-7:36 pm

Respectfully Submitted,
Karen Clark, PM
Recording Secretary