

**The Lakes POA
October 11, 2021
Board of Directors Meeting (6pm)
Minutes**

Updates

Meeting was called to order at 6:02 pm with the following present: George Duhaime, President; Charlene Carson, VP; Doug Owens, Treasurer; Deborah Wolcott; Susan Collins; Craig Wright; Bob Tomassetti; Michelle Ferrante; ACC-Bob White, Tom Fontanazza and Dave Lane; Drainage-Mike Healy; Karen Clark, community manager and guest Bob and Vernice Gerdvil.

- **Approval of Agenda and meeting minutes from September 13, 2021**
 - A motion was made (CC), seconded (GD) and carried to approve the minutes from September 13, 2021.
- **ACC/Drainage**
 - **Status/Issues**
 - The ACC presented an appeal to the board from owner of 3309 Bowen Place (owner and spouse present at the meeting) as to placement of a fence that was installed in August. Per documents submitted from the ACC, fence is outside of the boundaries and located within the setbacks. ACC application was only signed by one former member of the ACC. Homeowner was notified by Bob White, ACC chair, the request would need a variance app before he installed the fence. However, owner completed install without that variance. Homeowner presented his side to the board and requested his fence to be allowed to stay in the current location. The board will take everything into consideration and get back with the owner on their decision. Owner exited meeting at 6:20 pm. After some discussion, a motion was made (DO) and seconded (GD) to allow owner a variance to install the fence as close to the rear tree line as needed but he will need to move the fence in from 16/17' to 6' like the other side and to issue a \$250 fine for not submitting a variance request. The motion carried (all).
 - Drainage chair presented proposals for work that needs to be completed at 291 Catawba for a clogged drain pipe-Four Star Plumbing quote came in at \$700. A motion was made (CC), seconded (DO) and carried (all) to approve this expenditure. The next proposal presented was for work that needs to be completed near 1341 Beaufort, to help the area drain since the drain box is too high to allow for proper drainage-Andy's quote came in at \$600. A motion was made (DO), seconded (GD) and carried (all) to approve this expenditure. A motion was made (DO) to allow the drainage chair to approve expenditures up to \$1500 with the verbal permission of one of the executive board members prior to presenting the estimates to the board during a meeting. This motion was seconded (CW) and carried (all).
- **Lakes Maintenance**
 - **Apple Snail Treatment**-fish has been added to two of the lakes in an effort to help eradicate the apple snails. Treatment of eggs is still the homeowner responsibility.
 - **New Issues/Concerns**-The board will review the need and usefulness of adding more fish to other lakes next year.

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- **New Construction Update**
 - **DR Horton**-Charlene presented a booklet that she and Doug are working on to give to Horton sales staff that includes all the ACC forms and procedures for making exterior changes. This booklet will be given to the new property owner upon signing the contract and/or at closing. It was also discussed to include this booklet as part of the Welcome Committee packs.
- **Road Widening and Speed Humps – Update**-The widening of the area of Waccamaw River is nearly completed, still needs landscaping and striping installed. The speed humps will go in on Waccamaw and Cooper River, beginning Monday, October 18, 2021.
- **Meeting Dates for 2022 – Revisit**-the first two meeting dates for 2022 are scheduled for MLK day and Valentine Day. Discussed the need to move those dates. All present was in favor of leaving the dates as previously set. No changes were made.

New Business

- **Plans for 2022**-Suggestions for projects to be completed in 2022 are to install a few benches in the new common areas and a few picnic tables at the front park; perhaps a dog station in the new common areas in the rear of the community; cul-de-sac projects will continue with reshaping the areas and perhaps some speed humps on Ashley River.
- **Annual Meeting - Volunteer of the Year Candidates**-Craig has nominated Phil Dieser for 2020 VOY and to thank him for all the time and work he has donated to the community during special events. George has nominated Charlene Carson for 2021 VOY and thanks her for all the time and dedicated work to the covenants committee, the newsletter, assisting with organizing community events and setting the board calendar. The motion was made (CW), seconded (DO) and carried (all).
- **Annual Meeting – October 23, 2021 – Proposed Agenda**- The annual meeting agenda was presented for review. It was discussed that all comments and questions from the attendees be held until the end of the meeting to ensure adequate time to complete the business of the association. An email will be sent out asking for owners to present their questions in writing so the board has time to research, gather facts to present during the meeting.

Adjournment- 7:42 pm