

# THE LAKES PROPERTY OWNERS ASSOCIATION, INC.

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2021 ANNUAL MEETING  
OCTOBER 23, 2021 10:30 A.M.

## MINUTES

1. **Call to Order:** Pledge of Allegiance
  - 10:35 am
2. **Invocation Doug Millar**
3. **Moment of Silence** – Remembering community members who have passed away in the past year.
4. **Introduction of Current Board of Directors and LITUS\* To Let Management Company Representative.** Recognition of retiring Board members.

- George Duhaime, President
- Charlene Carson, Vice President
- Doug Owens, Treasurer
- Susan Collins, Member at Large
- Debbie Wolcott, Member at Large
- Craig Wright, Member at Large
- Andreann Giese, Member at Large, Not Present
- Doug Millar, LTL, owner
- Karen Clark, PM, Community Association Manager

The board recognized Craig Wright, Andreann Giese and Debbie Wolcott for their time they have served on the board.

5. **Approve minutes from 2020 meeting**
  - A motion was made (BT), seconded (MF), and carried to approve minutes as presented.
6. **Verification of quorum and certification of ballots, proxies, and any nominations** by Doug Millar, property manager. Floor nominations must have prior authorization from candidate.
  - Mr. Millar verified there was a quorum in place (266 proxies received prior to meeting and 132 owners present) and opened the floor for nominations. None were heard and the floor was closed to nominations. There are four open seats on the board with Charlene Carson, Andreann Giese, Debbie Wolcott and Craig Wright's term expiring. We had five people return their application to run for an open seat on the board: Quincy Adkins, Charlene Carson, Michele Ferrante, Tom Fontanazza and Bill Vesely.

7. **Annual Financial Review & Discussion** – Doug Owens
  - **3<sup>rd</sup> Quarter Financials**-Budget is on target. Cost have increased but still within budget. The money that is being used on the park, sidewalks and roads is not coming from budgeted money but from impact fees paid by Lennar and now,

Horton. It was stated that Horton just purchased its first set of lots from the developer and the POA received \$26,802 for impact fees. The fee will increase 5% each year and the total for 2022 is estimated to be \$67,000; for 2023 is estimated to be \$70,355 and final build out is expected in 2024 and total of impact fees for 2024 is estimated at \$57,621. If you have any questions regarding the financials, please email Doug Owens at [dougowenslakes@gmail.com](mailto:dougowenslakes@gmail.com).

- George Duhaime, President, announced the POA fees for 2022 will remain the same at \$402 Annually and is due January 1, 2022.
- **Tax Resolution**-The tax resolution was read into the minutes; a motion was made, seconded and carried.
- **DR Horton Update**-Representatives from the board and ACC have met a few times with Horton staff to review ACC guidelines, POA policy and procedures and are discussing a booklet that is being prepared by Charlene Carson and Doug Owens with all the ACC forms, rules and regulations and other info to be given to new property owners upon signing of the contract in order to ensure everyone is aware of the rules for the community. If you are unsure of the current documents that need to be used, you can find all the forms on the website at <https://thelakes.us> and then look under external documents, ACC forms; or contact LTL for assistance with the website.

#### **8. Lakes Condition/Drainage Update**

- Debbie Wolcott discussed the status of the lakes and her continuation of being the lake facilitator. She has worked with Total Lake Care on getting the lakes returned to good standing, shell crackers (a type of fish) have been added to two lakes to see if they will help with the elimination of the apple snails and she pointed out that it is the property owners' responsibility to keep their bulkhead, pond edge, etc. clean and free from the apple snail eggs.
- Drainage continues to be a problem in certain areas of the community and the board is working with the drainage committee to get priority areas taken care of.

#### **9. By Laws Review**

- Charlene Carson and Doug Owens are the co-chairs of the By Laws and Covenants committee. The group of volunteers have been meeting several times a month the go through the current by laws one at a time to bring them up to date. The changes have been run by the attorney for the POA and they are just about finished. The plan is to make copies of the suggested changes to the by laws and mail them to all owners of the POA (please make sure LTL has your current address). Once everyone has received the suggested changes, community meetings will be held to discuss those changes and consider recommendations from the owners of the community. Then it will be put out for community vote before it can be officially changed. Keep watching your mail for these documents. We need everyone to participate in getting the governing documents up to date by voting on the changes once they are presented.

## 10. Lakes Activities

- **Halloween Parade** is scheduled for Saturday, October 30, 2021, beginning at 2 pm at Waccamaw River Road and Cooper River Road. A Police escort will lead the parade down to the park where the festivities will take place. We look forward to everyone participating in the fun.
- **Chili Cook off** is also scheduled for Saturday, October 30, 2021, beginning at 12:30 pm at the park. Bring your chair and watch the competition, sample the products, and enjoy the day with your neighbors and friends.

## 11. Introduction of newly elected Board Members

- A total of 302 proxy/ballots were received out of 667 properties in the Lakes POA. The candidates with the highest votes received (in no particular order) were Charlene Carson, Michelle Ferrante, Tom Fontanazza and Will Vesely. Welcome to the board.

## 12. New Business

- **Volunteer-of-the-Year.** - This community should be proud of all the volunteers that donate their time for the betterment of The Lakes. This year's recipient will receive a gift certificate, an individual plaque, and their name will be inscribed on the plaque located on the front bulletin board.
  - 2020 VOY is Phil Dieser. Phil is always willing to volunteer his time and talents to any activity that is going on in the community and has been very supportive of the POA. Congratulations Phil.
  - 2021 VOY is Charlene Carson. Charlene spends countless hours working with the by laws and covenants committee, publishing the newsletter, assisting in any way she can with community events and serving on the POA Executive Board. Congratulations Charlene.
- **Plans for 2022**-watch your email, mail for a list of projects the POA plan to do in 2022. If you have suggestions for projects, please submit them to [kclark@litustolet.com](mailto:kclark@litustolet.com) and she will get them to the board for consideration.
- **Homeowner Input (Please limit to 3 minutes)**
  - Several owners discussed the lack of communication to the property owners from the board. Most stated they had no idea sidewalks, road widening and speed humps were being installed until after the work had begun. Most feel they should have had a say in these capital improvement expenditures and should have been allowed a vote prior to the work being done. The board responded to the suggestions that the board is elected by the property owners to make all decisions for the community. They are not required to seek a vote from the community to do projects. This board is about doing what they think is best for the community, what is going to make the community a safer place to reside and get projects completed instead of just talking about them over and over again and still not getting anything done. We are a hands-on board and we are also your neighbors. We want what is

best for all of us. If you think it is important to vote on these types of things, I recommend you send in your suggestions to the covenants review committee with suggested amendment changes.

- Speeding continues to be an issue in the community and some felt the speed humps is not helping. They may slow down to go over the hump but speed as soon as they cross it. The speed trailer does absolutely no good (questions how many of the stats include contractors/construction workers in the community). Why spend the money on these types of expenses if they are not going to work. The board is not the police and can not make people not speed through the community. We are trying to bring attention to the speeding by placing the speed trailer in various places throughout the community, placing speed humps on the most highly traveled roads that statistics show where the speeding is occurring and trying to keep the community safe.
- Homeowners asked if a civil/structural engineer had been consulted on the sidewalks, speed humps and road widening and did the board obtain 3 bids as every other association in the area is required to do. Palmetto Paving is providing the guidance for the speed hump installation. The sidewalks and curbing are installed in a safe manner. The streets are private and do not require us to follow the ADA guidelines.
- Homeowners would like to see the monthly financials published on the website so they are aware of how much money the board is spending each month.
- Homeowners again asking that the community be notified of any future expenses of large amounts and be given a vote on those items. It was again explained that if they want a vote on those types of items, they will need to reach out to the covenants committee and have it added to the amendments of the covenants for all owners to vote on in the future.
- Homeowner who lives on Waccamaw asked if the sidewalk can be continued on down Waccamaw for safety of the walkers. This will be considered in the future.
- Has the board ever considered on line voting? Documents must be changed first to allow for electronic voting.

### **13. Adjournment**

- **After no further business being brought before the board, the meeting was adjourned at 12:30**

**Respectfully Submitted,  
Karen Clark, PM  
Recording Secretary**