

**The Lakes Property Owners Association, Inc.
Board of Directors Meeting
December 13, 2021
6pm South Strand Recreation Center**

Call Meeting to Order 6:45

Roll Call- Charlene Carson, Doug Owens, Michele Ferrante and Tom Fontanazza were present for the meeting. George Duhaime and Bill Vesely were absent. Susan Collins submitted her resignation via email prior to the meeting. Debbie Wolcott, Dave Lane, Jim Ewing, Russell Fry, Karen Tucker and Doug Millar were also present for the meeting.

- Approval of the Agenda- **A motion was made (TF), seconded (DO) and carried with all members present voting in the affirmative.**
- Motion to waive any irregularities of notice- **A motion was made (DO), seconded (MF) and carried with all members present voting in the affirmative.**

Old Business:

- Approval of meeting minutes from 22 November 2021- **A motion was made (MF), seconded (DO) and carried with all members present voting in the affirmative.**
- Committees:
 - Community Helper committee-did not discuss as the board voted during the last meeting this was not a committee, they were interested in supporting.

New Business:

- **Committee Updates**
 - **ACC**
 - “Fine” Letter Review/Discussion- A revised letter was presented from the ACC regarding those that begin a project without approval. After discussion, there were suggestions regarding changes to some of the verbiage. The letter will be revised and sent to the board for approval via email.
 - **A motion was made (TF) to allow the 8’ variance request at 306 New River Road regarding installation of a fence. The motion**

was seconded (MF) and carried with all members present voting in the affirmative.

- Discussed the swimming pool case (Winyah) with the attorney. He will reach out to the other attorney for follow up.
- Directed LTL to follow up with outstanding fines and report back to the ACC with findings.
- Bulkhead ACC form was updated with changes to verbiage. The new form will be put on the website.
- the lack of a definition of a "semi-private" fence and requested the appropriate committee (bylaws?) take this request under advisement.
- **Beautification**-still in the process of forming. More info to follow.
- **Bylaws**-still in the process of completing the changes and then will send them out to the community for review and discussion.
- **Communications/Advertising**-currently have two volunteers and they will report to the board with any concerns, needs, or actions.
- **Drainage**-no issues brought before the board.
- **Lakes**-since the annual meeting, 12 referrals have been followed up on by Deborah Wolcott. No outstanding concerns at this time.
- **Social Activities**-Santa in the park will be held December 18, 2021. Many have volunteered to assist with the activity.
- **Finance**
 - **DR Horton Update**
 - DR Horton "Books" have been delivered to the sales staff and will be handed out upon sell of a new home.
 - Construction Plans-four houses are currently going up with another 32 lots purchased.
 - **Seneca River Engineering Update**-The board has agreed to use the services of Jim Ewing, civil engineer, to study the drainage issue on Seneca River Road. With the water levels being low in the lake at this time, he will need to delay his study until a time everything is back to where it normal is. He will report back to the board with his findings.
 - **Audit**-The 2020 financials have been pulled and ready to send to the CPA for an audit. Going forward, audits will be completed every two years.
- **Newsletter January 2022**
 - **Deadline for Articles** - 30 December 2021 (Quarterly Meeting - 17 January 2022)
 - **Committee Recaps** for 2021 will be included in the newsletter
 - 2021 Summary of activities/accomplishments by committee
- **Monthly Community Bulletins** (in addition to Quarterly Newsletter)-TBD at a later date.
 - **Plans 2022** (please present your plans to Charlene).
 - Deadline 10 January 2022

- 2022 Short and long-term projects/activities by committee
 - Projected time frames
 - Benefit(s) to the community
- Delivery methods
 - Email / Snail mail / Both
 - Additional Copies at Quarterly Meeting
- **Adjournment-7:30**

Submitted by,
Karen Tucker, PM
Community Association Manager