

The Lakes Property Owners Association, Inc.
Board of Directors Meeting
January 10, 2022
6pm - Lakes Office

Call Meeting to Order- 6 pm

Roll Call- George Duhaime, Charlene Carson, Doug Owens, Tom Fontanazza and Bill Vesely representing the board. Debbie Wolcott, Lake's facilitator, Bob White, ACC and Quincy Adkins, AD HOC; Doug Millar and Karen Tucker with LTL; and Phil and Nicole Dieser representing VIP Landscaping.

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

Old Business:

- Approval of meeting minutes from 13 December 2021- **A motion was made (DO), seconded (BV) and carried with all members present voting in the affirmative.**

New Business:

- **POA Quarterly Meeting**
 - Date Change (24 January 2022)-Original date was 17 January 2022 and the Rec center is closed for MLK Day. We were able to change the date to the following week and updated the newsletter before it was sent out in the mail to the owners.
- **Open Board Position**
 - Possible Candidates-One position was vacated by Ms. Collins. Board is currently discussing filling that position and handed out application forms to those present that are interested in being on the board as a full-time member. The board will make a decision by February 1, 2022.
 - Revise Board "application" form was presented to those interested in seeking a position with the board. Quincy Adkins nominated himself for the seat. The board will take this under consideration.
- **Landscaping/Lawn Service**-VIP will be terminating their contract effective March 1, 2022 and thanked the board for allowing them to be a part of this great community. Phil will be willing to work with the next landscaping service to ensure they know the expectation of the community.
 - Request for Bids for lawn service will be put out asap once the scope of work has been received from the board. The board will then schedule interviews with the new prospects.
- **Committee Updates**
 - **ACC-TF** will contact attorney Fry to make an offer to the owner with the pool issue and let them know what the board will find as acceptable (which is a fine, move fence back to originally approved site, regrade area). Owner on Bowen has submitted his paperwork to comply with the boards request to move the fence as approved. Owner on Wateree has sent in a variance to install a fence around his pool. **A motion was made (TF), seconded (DO) and carried with all members present voting in the affirmative to deny the variance for the fence as there is plenty of room to install within the established set backs even if the owner goes with a larger pool.**

- **Beautification**-This committee is still a work in progress and they are still getting volunteers. The first event planned is a “plant a flower” day on Swan Lake, where the community will be invited to plant a flower of their choice along Swan Lake and then a group of volunteers will be asked to manage those plants to keep the area looking beautiful. The committee is also wanting to plant a tree in the middle of the park that can be used as the community Christmas tree each year, that will be decorated and lit as part of the community Christmas celebration. (More on this at a later date).
- **Bylaws**-continue meeting with the committee to wrap up loose ends and plans to present to the community in the near future.
- **Communications/Advertising**-Currently has 3 members, will continue meetings next week to start determining what the rate for placing advertisements in the quarterly newsletter should be. (TBD at later date).
- **Drainage**-MH was unable to attend the meeting. No pressing issues at this time.
- **Lakes**-The spillway has helped with the drainage issue on Seneca Road. Hopefully it will continue to deter the flooding issue once the lake levels rise. A report of the lake’s activities can be found in the newsletter.
- **Social Activities**-A recap of 2021 activities are in the newsletter. We are looking forward to many community activities this year as a way to unite the entire community.
- **Finance**
 - **\$\$-2022 Proposed Budget**-presented to the board for review, increase in vendor costs, goods and supplies made it necessary for the budget increased \$10,000 this year but the board will keep the annual poa fees at \$402 for 2022. **A motion was made (TF), seconded (CC) and carried with all members present voting in the affirmative to generally approved the proposed budget for 2022.**
 - **DR Horton**-has been notified of the 5% increase in the impact fees for 2022 and they have purchased additional building lots. They are currently receiving fines for vendors working outside of approved contractor hours as well.
 - **RS Parker rep**-Sandy Matthews is the new rep for RS Parker. Doug Owens and George Duhaime will plan a lunch meeting to keep the lines of communications open with the developer throughout the buildout.
- **Newsletter January 2022**
 - **Outsourced preparation and mailing**-prepared by Pronto Press and mailed to all owners addresses on file with the POA on 7 January 2022.
 - **Advertising opportunities**
 - **Recommendations from the community**-working on getting community members to send in their business/specialty info if they would like to advertise in the newsletter.
- **Quarterly Meeting 24 January 2022 at 6 pm at the South Strand Rec. Center.** Email reminder was sent out asking for questions and comments to be submitted prior to 21 January 2022 to be placed on the agenda.
- **Adjournment 7:15 pm**