

The Lakes Property Owners Association, Inc.
Board of Directors Meeting
February 7, 2022
6pm Lakes Office

Call Meeting to Order 6:00pm

Roll Call – George Duhaime, Doug Owens, Tom Fontanazza, Deborah Wolcott, Bill Vesely, Charlene Carson. Absent was Michele Ferrante. Phil Dieser and Bob White were also in attendance.

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

Old Business:

- Approval of meeting minutes from 24 January 2022 – **Minutes unavailable at the time of the meeting. Approval was tabled until the next meeting.**

New Business:

- **Finance**
 - Review of Financial standings – Reserves/Liabilities/Assets
 - Phase 19 projected to be ready in 60-90 days
 - DR Horton – being helpful and cooperative
 - RS Parker – Site rep has not been responsive/helpful. A letter has been sent to the site rep and RS Parker expressing the Lakes concerns.
- **Island Maintenance**
 - New River Road – reviewed proposal for road repair and island maintenance
 - Fix cracked roadway
 - Repair roadside, extend by 2 feet and install rolled curbing
 - Cut back island (10 feet) and install rolled curbing
 - Modified from the original proposal from 3 foot cutback
 - Motion to approval repair (TF) seconded (DO) modified \$8500
 - Ashley Court
 - Repair crumbling road and drainage swale
 - Extended discussion on forming a committee to propose standard island style
 - Should the islands be removed – reduces/eliminates on-going maintenance costs

- Reduce size of islands and standardize the appearance. Working around existing light posts and/or drainage pipes.
- **Office Maintenance**
 - Construct inside stairs to access overhead storage area. Motion (BV), seconded (GD) Approved. \$3000
- **Landscaping RFP Review Process**
 - Tabled until all the RFP's are received.
 - 6 bidders attended the property tour
 - Mainscape – Longs
 - Beach Landscaping – Surfside
 - Ground Guys – franchise
 - M&M lawn Care – Little River
 - Premier Landscaping – Lakes resident
 - MowMentum – Conway
 - A clarification email will be sent to all bidders regarding the application of mulch and insect control.
- **Speed Trailer**
 - Discussion on continued use and placement
 - Suspend use temporarily
 - Run reports on collected data
 - Outsource to other communities
 - Share details with HCPD to better set up patrols
- **Committee Updates**
 - **ACC**
 - Discussion about installation of Swim Spa – is it a pool or a hot tub. May be getting more requests of this type. ACC is going to consider this a hot tub – however the size will be subject to review and approval.
 - **Beautification**
 - 14 homeowners have volunteered
 - Purchases of flowers/plants will be reimbursed
 - **Bylaws**
 - Waiting on a review of the ballot by legal counsel
 - All documents are ready to be sent to the community
 - **Communication Committee**
 - First bulletin will be released by mid-February.
 - **Drainage**
 - No report
 - **Lakes**

- Question raised about ownership of “islands” in some of the larger lakes. No clear answer would need to review each lot survey.
- Reports of construction debris in Winyah Bay lake – contacts provided for Horton rep to resolve issues.

- **Social Activities**

- No report

- **Adjournment** – 8:40pm

Submitted by,
Charlene Carson
Lakes Vice President
For LITUS