

The Lakes POA
Quarterly Board Meeting
April 18, 2022
6 pm
Inlet Square Mall Meeting Room

I. Roll Call/Call to order

- George Duhaime, Charlene Carson, Doug Owens, Michele Ferrante, Bill Vesely and Tom Fontanazza and Deborah Wolcott were present for the board. Karen Tucker represented the management company. 62 Property Owners were in attendance. The meeting was called to order at 6 pm.

II. Opening Statement

- General Comments were made about turning off cell phones, conducting an orderly meeting, identify yourself, speak clearly and loudly
- Coyote Sighting-An owner wanted the board to address the issue of the coyote that has been seen in the community. At this time, no action is going to be taken by the POA on this matter as the coyote is just passing through with all the construction going on in the county.
- Town Hall at BBQ on June 4 from 4 pm – 6 pm. The HCPD has confirmed they will be in attendance with informational booths.

III. Financial Update

- Audit is currently being done by the CPA for last year and moving forward the POA will have an audit of the books completed yearly. Audits will be on the website for review or you can reach out to the treasurer if you have questions.
- DR Horton builders are moving along at a good speed. In the new phases the property line does not go into the lake as in most of the old sections. Horton has come back and put sod down to the lakes edge at the request of the POA.
- Parker has turned over 14.9 acres of wetlands behind Catawba River Road as the land is “undevelopable”.
- Seneca Lake levels are lower than the other lakes in the community. A committee will begin doing measurements of the lakes and compare and if needed will hire an engineer to review the lakes and implement a plan to keep the lakes functioning as they were designed to do.

IV. Drainage

- Nothing new to report at this time

V. Lakes/Irrigation

- Apple snails are back. Remember to scrape the eggs off into the water to keep them from hatching. Bald eagles have been seen eating the snails. Do not scoop pet waste, yard clippings, etc. into the lakes.

VI. Bylaws Review

- Bylaws amendments was not passed. The committee will meet to discuss the next step. The good news is 50% of the community did participate in returning

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their ballot. For future votes, please remember to check only one box, sign the document, and do not alter (write comments) the ballots.

VII. Committee Reports

- Beautification- Planting of seasonal plants will be done at all the Lakes entrance signs. The committee would also like to plant a tree in the park to be used as the community Christmas tree. TBD
- Communications/Advertising-Newsletter went hybrid in April. Those that have opted in to receive electronic notifications were sent the newsletter via email , while 25% of the community opted to receive a hardcopy of the newsletter. This has saved considerable amounts in cost of printing and postage for the community. Please contact LTL if you would like to receive only electronic mailings in the future for directions on how to opt in. The Communicator goes out each month that the quarterly newsletter does not. This is a way to keep the community informed about what is going on in the community.
- Social-The Easter Egg hunt was a big hit with 35 children participating in the egg hunt. The Easter Bunny made an appearance to the excitement of the children. Community events in the future will be the community BBQ in June, the Halloween/Chili cook off in October and the Christmas celebration in December. Please plan on attending these event and volunteers are always welcomed.

VIII. Q/A

- Questions were raised relating to the unallocated reserves and how impact fees have been used to lower the deficit of the special projects. Several points were made quoting the Impact Fee Resolution that was amended in 1999 that the impact fees were to be used for “ROAD RESERVES” and nothing more. The community wants the board to stop using the impact fees for other costs and start depositing the funds into the road reserve account and to begin making repairs of some of the roads in the community. Hatteras River resident wants the road fixed where it is cracked and uneven and is a fall hazard for the residents that are walking on it. Suggestions were to hire reserve study company that will include cost of repair/replacements of the roadways, get a plan in place to prioritize which roads need immediate attention and to start making repairs using the road repair maintenance reserve account. Also need an action plan for the drainage issues in the community and prioritize those repairs.
- Questions were raised relating to the need for the BOD to have an office, the cost of the office, what is being done there, why they need to management company if the BOD is keeping/storing files on the premises. The office is used as a central location for the community to drop off or pick up community information (ACC forms, newsletters, etc.) as well as committee meetings have begun to take place at the office (saving the cost of renting a meeting space). The back of the office is used as file storage for the committees, storage of the

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speed trailer and community decorations/etc. The financial documents and homeowner files are kept and stored by the management company.

- Questions were raised regarding the landscape RFP process and who vetted the new landscapers. One owner believes the landscape sealed bids should have been released to the homeowners and the landscapers' references should be made available. He feels the landscaper is not doing a good job with the trimmings on Swan Lake. The board did their due diligence in selecting a new vendor. They reviewed the bids sent, met with the candidates so everyone knew exactly what the expectations were and the scope of work and then they interviewed the final candidates before selecting Premium Landscaping. The board will take the concerns of the community to the landscaper.
- Questions were raised about the cost of the services of "Goose man Jack" and stated it is a waste of money as there are still as many geese as ever. Complaints were raised about people in the community continuing to feed the geese causing them to hang around and become a nuisance. Horry County has an ordinance about not feeding the water fowl and people need to be made not to feed them. It was recommended for the community to report the "feeders" to DNR and/or HCPD.
- The community wants more communication from the board as well as wants to be included more in decisions regarding their community. The community wants to vote on special projects and they want to cap the spending of the POA. However, the board is charged with making decisions for the community as they deem necessary and are not required to take a vote from the community. The monthly Communicator and quarterly Newsletter is designed to keep the community updated on special projects that are coming up and communicate with residents.

IX. Adjournment 7:45 pm