

The Lakes Property Owners Association, Inc.
Board of Directors Meeting
May 16, 2022
6:00 pm Lakes Office

Call Meeting to Order 6:00pm

Roll Call – George Duhaime, Tom Fontanazza, Bill Vesely, Charlene Carson, Michele Ferrante and Deborah Wolcott were present as well as Mike Healy and Bob White. Ten (10) homeowners were present to observe the board meeting.

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

Old Business:

- Approval of meeting minutes from 11 April 2022 – **A motion was made (DW) and seconded (BV) and carried with all members present voting in the affirmative.**

New Business:

- **Roads**
 - Swan Lake Drive and Bypass 17 Access Road (SCDOT) will eventually be turned over to the Association as discussed upon the construction of the entrances several years ago.
- **Signs**
 - The Lakes signs has been repaired and the stone replaced at a cost of \$300.
 - River Village Sign will be repaired/replaced by Signature Signs.
- **Finance**
 - **Horton** has almost completed phase 19 and is buying more lots to build on.
 - **Parker** deeded 14.92 acres wetlands behind Catawba River. The board is currently working with the county to adjust tax rates. A barrier will be installed on the new end of Saluda River to keep thru-traffic from using the road until it is open.

- **Committee Updates**

- **Events scheduled for the year**

Next event will be June 4th with Police at the Community BBQ.
Volunteers are needed.

- **Gooseman Jack**

The board will discuss with him the invoices and requirements of needing a breakdown of his time; Is the process working? The board will discuss if his services will need to continue after the summer.

- **Dog Stations** are planning to be added to the common areas in the new phases along with benches.

- **ACC**

- 100 Cooper River Road Main Swale Erosion-After research and observation by the drainage committee and Jim Ewing, Engineer, it is determined there has been no noticeable change with the swale. The pipe is open and flowing properly. **A motion was made (TF), seconded (DW) and carried that the homeowner will be provided with some options they could try if they choose but this is not a POA issue and the homeowner will be responsible for all costs associated with the options.**
- 1404 Winyah-the agreement is in place but now the homeowner is wanting to make changes to the agreement based on suggestions from his contractor. This will be sent back to the attorney for discussion.
- 670 Pamlico Owner began installing a deck without approval from the ACC. **A motion was made (TF), seconded (DW) and carried to fine the owner a total of \$175 (7 days).**
- Sheds attached to side of the house was discussed as some property owners are requesting them. The board and the ACC will work together to come up with guidelines and return at a later time for recommendations.

- **Beautification-** seasonal plants has been planted around the signs and gazebo. The first meeting for the committee was a success. The committee will be in charge of selecting the "Yard of the Month" for June, July and August. The winner will receive a \$50 gift card and a sign will be placed in their yard.

- **Bylaws-**still reviewing what steps will be taken next.

- **Communications-**Debbie Wolcott has volunteered to be in the office 3 hours a couple days a week. The dates and times will be updated on the monthly calendar that is included in the monthly Communicator.

- **Drainage-Saluda River Road-**waiting for an estimate from 4 star plumbing to clean the pipe under the road.

- **Lakes**-working on getting maps with names of each lake in the community. **A motion was made (DW), seconded (BV) and carried to add the unnamed lake to the TLC contract for \$150 per month.** The pond facilitator will discuss with TLC the need to add fish and to which lake as well as the apple snails that have returned. A 7' gator was removed from Lake Hatteras once the SCDNR permit arrived via mail. An extra permit is being held for use if another one is observed in the area. Seneca Lake levels are being observed by homeowners and the board and a determination will be made if the level is where it should be in the future.
- **"Welcome" Night** at the office for new residents of the community was discussed. The night would be a place to meet the new residents, answer any questions they may have about living in the POA and what the guidelines are for ACC. This will be discussed further at a later time.
- **Office Space for Community Use**-discussed opening the office based on reservation from the community for social events (book club, game night, etc.). No smoking, no alcohol, no food will be permitted and further discussion is needed on other guidelines. LTL has been authorized to contact the insurance company to ask about Liability issues as well as getting an opinion from the POA counsel. TBD.
- **Adjournment** – 7:35 pm

Submitted by,
 Karen Tucker, PM
 Community Association Manager