

The Lakes Property Owners Association, Inc.
Board of Directors Meeting
June 13, 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 Bob Tomassetti and Bob White. Five (5) homeowners were present to observe the board meeting.

- 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 (TF) and seconded (MF) and carried with all members present voting in the affirmative.**

Old Business:

- Approval of meeting minutes from 16 May 2022 – **A motion was made (MF) and seconded (CC) 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.
- **Finance**
 - **Guest, Justin Jones, Truist Investment Services** was present to offer his advice on where POA should place their money for the most beneficial financial outcome. His recommendation is to go with CD's that have no minimum amount, no cost involved and shorter-term limits and stay away from annuities as those generally have to be in an individual's name instead of the POA.
 - **Horton** has almost completed phase 19 and is buying more lots to build on.
 - **Parker** Doug Owens and Jackie DiVincent are working on making sure all the common areas are deeded and taxed correctly.

- **Committee Updates**

- **Events scheduled for the year**

- Next event will be Halloween and Chili Cook off in October. 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 being added to the common areas in the new phases along with benches. Still having trouble getting people to clean up after their pets.

- **ACC**

- 1404 Winyah-the agreement from August 2021 has not been signed by the parties. The document is waiting for Russell Fry to approve before sending to the property owner after a miscommunication between the two attorneys. Multiple complaints continue to occur as a result of this project not following the ACC guidelines.

- **Beautification-** seasonal plants has been planted around the signs and gazebo. 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-**Survey was emailed to those that opt in for electronic mail and mailed to 125 owners who do not opt in for emails this week. The committee will review the surveys to see how to proceed.

- **Communications-** The Communicator is emailed to the community during the months that newsletters are not sent out as a means of keeping the property owners informed.

- **Drainage-Saluda River Road-**the pipe was cleaned out under the road in hopes of helping the lakes drained properly. Will know more once it rains.

- **Lakes-** 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. County stormwater manager, Tom Roth, and RS Parker are willing to work with the POA to ensure everything is functioning properly.

- Lakes Proposal: Meeting all OSHA guidelines and insurance coverage, TLC provided a proposal to:

1) Dredge a section of the channel (20' w x 150' long x 1-2' deep) on the backside of Rainbow Lake, spoils removed and hauled away. It to exceed 3 days. (Expected cost: \$7,500)

2) Manual Cleanup (& removal) of the island shoreline/ embankment involved, with stumps treated to prevent regeneration, using boat, trailer, and ATV.(\$1500).

and provide aeration to move the water.

3) Provide an Airmax PS60 Aeration system w/ 2 RP75 1/2 hp compressors, 1200 feet of weighted air lines. 2 yr warranty on compressor, 3 yrs on airline, and lifetime on the compartment.

Cost of Aerator w/ Installation: \$7,500.

Total cost of Rainbow: \$16,500.

120 volt receptacle needed to power: homeowner or POA. Similar products have been avg. \$30-40 monthly.

4) Manual clean & Haul of two (2) areas of Hartwell Lake (by 147 and 127-129 Cooper River Rd). Usual cost, \$1,500 for the day, being provided at a special rate of \$1,000 a day. (2 employees for approx. 8 hrs @ \$125 on each area). Cost: \$2,000.

Total cost of both Rainbow & Hartwell: \$18,500.

- **“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 or no alcohol will be permitted and further discussion is needed on other guidelines. TBD.
- **Adjournment** – 7:50 pm

Submitted by,
Karen Tucker, PM
Community Association Manager