

The Lakes POA
Quarterly Board Meeting
July 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, Tom Fontanazza and Deborah Wolcott were present for the board. Karen Tucker represented the management company. 62 residents 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 and Fox Sighting-An owner wanted the board to address the issue of the coyote that has been seen in the community. Owner wants a trap set to catch the coyote and fox that he has seen in his yard. At this time, no action is going to be taken by the POA on this matter as the coyote/fox is just passing through with all the construction going on in the county.
- Alligators-SCDNR permits/nuisance/size: Per SCDNR they will not issue a nuisance permit for alligators that remain in the water and on your property and the alligator must be at least 5' in length.

III. Financial Update

- There has been an increase in costs for all goods and services which is going to make getting through the rest of the year more challenging. You may see some changes in things that have not been done that are "extra" things that has been done in the past. Some of those "extra" items will need to wait.
- DR Horton builders are moving along at a good speed. They have purchased 15 lots in Phase 19 and plan on buying 20 more within a few weeks.
- Seneca Lake levels are lower than the other lakes in the community. A committee has been watching the lake level and has been in touch with RS Parker to ask for his assistance on this matter. Parker's construction manager will be looking at the issue along with an engineer to determine the best option for repair. More will be discussed on this at a later date.

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.
- Do not scoop pet waste, yard clippings, etc. into the lakes.
- Pond facilitator is starting to identify issues with bushes/trees that are growing in the lake easements and asks that those plantings be trimmed as soon as possible.

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- A detailed proposal from TLC, was presented for light dredging (\$7,500), Manual Island Cleanup (\$1,500), and special aeration (\$7,500) for the back area of Rainbow Lake to increase water flow and decrease stagnation (this has been an issue for several years). The total cost for Rainbow Project: \$16,500.
- A detailed proposal from TLC was presented for manual clean-up of two (2) dead end areas of Hartwell (near 127-129 and 147 Cooper River) that have excessive collections of debris. Usual daily rate: \$1,500 per day per area; Proposed Rate: \$1,000 per day per area. The total cost for Hartwell Project: \$2,000.
- The board is awaiting 2 other proposals on this matter.

VI. Bylaws Review

- Bylaws committee will meet to discuss the next step. More will be discussed at a later date.

VII. Committee Reports

- Beautification- Planting of seasonal plants has been completed at all the Lakes entrance signs. Thank you to all the volunteers that are continuing to help with the beautification projects. Yard of the month for June was 3742 Atwood Place with the runner up 541 Saluda River Road. Congratulations!
- Communications/Advertising-Newsletter went hybrid in April. Those that have opted in to receive electronic notifications are 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.
- Welcome Nights for new community members is being planned to welcome new families, present the rules, ACC forms and allow them to ask questions regarding living in The Lakes POA. Dates and times to be announced.
- Reservations for small, private events can be made at the office. There is a refundable deposit collected to reserve the meeting space. It will be returned once the event is completed and the room restored to original state.
- Social- community BBQ was held in June after some weather delays. Thank you to all those that volunteered in any way and for those that showed up to participate in the event. The Halloween/Chili cook off is scheduled in October and the Christmas celebration in December. Please plan on attending these event and volunteers are always welcomed.
- Candidate Night is scheduled for September 26 from 6-8 at the Inlet Square Mall Meeting Room. This is a time to meet the candidates that are running for an open position on the board of directors that will be voted on during the October annual meeting. Please watch for the annual meeting mailing in August and again in September.

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VIII. Q/A

- Questions were raised relating the look of the community as it is not looking like the “Premier Community” as many were told when purchasing several years ago. Neighbors with black pools, using front porch and driveway as storage, trees painted blue, gardens in the front yard. Something needs to be done. These people need to be fined and made to keep their property to the community standards.
- Questions were raised relating to Hatteras River and the pot holes that remain. Comments were made that the road repairs were not what the community expected and that it was just a temporary fix. The board should do more and repair the roads using the reserve fund. Pamlico is one of the worse roads in the community according to the road reserve that was completed a few years ago, and this should be repaired as soon as possible. Please get a proposal on repairing the roads the correct way and not just a temporary fix.
- Questions were raised regarding the new common area by the Lakes Residential Amenity Center. Awaiting irrigation and sod from Mr. Parker. Also need to address the land between the two lakes and weeds growing on the spillway between the Lennar and Horton sections.
- A resident addressed the board by first thanking them for volunteering and then relaying that “personal opinions” should not be involved when making decisions for the community. The board should work for the entire community and not just for their own agendas. Financials should be more transparent and presented more than just once or twice a year. It was stated that financials are posted on the website monthly for all to view.
- Fishing is becoming a problem in the community as 3 young men, possibly from the Gates community, is trespassing on people’s property. It was asked if a letter could be sent to the surrounding HOA to ask them to make their residents aware that there is no fishing permitted at the lakes POA.
- It was reported that two street lights are out on Waccamaw River Road. The pole number will be presented to LTL and Santee Cooper will be notified.

IX. Adjournment 7:03 pm