

The Lakes Property Owners Association, Inc.
Board of Directors Meeting
July 11, 2022
6:00 pm Lakes Office

Call Meeting to Order 6:21 pm

Roll Call –Tom Fontanazza, Bill Vesely, Charlene Carson, Michele Ferrante and Deborah Wolcott were present as well as Bob Tomassetti, George Molina and Bob White. George Duhaime was not available. Five (5) homeowners were present to observe the board meeting.

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

Old Business:

- Approval of meeting minutes from 16 May 2022 – **A motion was made (DW), seconded (MF) and carried with all members present voting in the affirmative to approve the minutes with the exception that some information be added regarding the pond estimate that was discussed during the May 16 meeting. (Info was added).**
- **Lake**
 - **Seneca River Lake** committee met last week and have agreed on a path forward. They are currently awaiting a response from Parker in hopes he will be willing to make the necessary repairs at no cost to the POA. If not, the committee will look at other options.
 - Still awaiting 2 other proposals for Rainbow Lake.
- **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. It was suggested that someone speak with SCDOT to see if they can put in a turning lane to safely exit from Holmestown Road into Swan Lake.
 - Road work is scheduled to begin on Hatteras River Road on July 12, 2022. Three bids were received and the board selected Palmetto Paving bid for \$8500.
- **Office Space for Community Use**-Announced to the community via the newsletter that the POA will be 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. Bob

Tomassetti and Bill Vest have volunteered to assist with the reservation/calendar and opening and closing the building as needed.

- **“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. Tom Fontanazza has volunteered to be the host of this event as needed.
- **Outdoor Light for the Office**-still awaiting the builder of the office building to install a light in the parking lot for safety. (TBD)
- **Vacant lot** near the Lakes Residential Amenity Center has been turned over to the POA. The board has been in contact with Parker regarding him installing irrigation and sod on the lot. Dog station and bench has been added.

New Business:

- **Finance**
 - **Financial report**-the 2nd quarterly report is completed and the budget is in good shape.
 - **Horton** has put in a request for 15 more houses and plans on buying another 20 in the near future. It is estimated that Phase 19 will be completed by the end of 2022. Impact fees will be collected and added to the road reserve account.
- **Meet the candidate’s night** is scheduled for September 26, 2022 from 6-8 at Inlet Square Mall Meeting room as a way to introduce those that have volunteered to run for a seat on the board to meet the community, talk about themselves and what experience they have before the proxy is due back into LTL for counting. Tom Fontanazza has volunteered to be the moderator for this meeting.
- **Speed trailer**- Some homeowners have requested the trailer be set up throughout the community as speeding has continued and perhaps gotten worse. The data collected should also assist with knowing where and when to get an officer in the community for patrol. Premium Landscaping has agreed to put the speed trailer out as directed by the board as well as Bill Vest has volunteered to assist as needed.
- **Stop Signs and Speed Limit Signs** in the new phases are installed by the developer. They have been made aware that the signs must be 5-7’ per county standards and since the roads are private, the POA sets the speed limit throughout the community.
- **Primary Swales**- Premium Landscaping is working with the board to get a list of all the primary swales to determine which swale will need to be cleaned out this fall. Primary swale maintenance is the responsibility of the POA.
- **Committee Updates**

- **Social Events scheduled for the year-** Next event will be Halloween and Chili Cook off in October. Volunteers are needed.
- **Beautification-** 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-** 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. Some owners are now complaining they are receiving too many emails.
- **ACC-** Variance request for property on Cooper River Road was presented to the board for consideration. After reviewing the request, **a motion was made (TF), seconded (DO) and carried to deny the fence variance request.** Variance request for property on Tyger River Road was presented to the board for consideration. After reviewing the request, **a motion was made (DW), seconded (TF) and carried to grant a 9’ variance (not a 16’ variance) for the fence variance request.** Follow up on a fence that was mistakenly installed on the property of the neighbor on Black River Road was discussed. After meeting with both owners and calling the fence vendor, it was confirmed the fence is on the neighbor’s property. **A motion was made (TF), seconded (CC) and carried to move the fence 5’ off the property line.**

Adjournment- 7:26 pm

**Respectfully Submitted,
Karen Tucker, PM
Community Association Manager
The Lakes POA**