

The Lakes Property Owners Association, Inc.
Board of Directors Meeting
August 8, 2022
6:00 pm Lakes Office

Call Meeting to Order 6:25 pm

Roll Call –Tom Fontanazza, Bill Vesely, Charlene Carson, Doug Owens, Michele Ferrante and George Duhaime were present as well as Bob Tomassetti, George Molina and Bob White. Deborah Wolcott was not available. Six (6) 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), seconded (BV) and carried with all members present voting in the affirmative.**

Old Business:

- Approval of meeting minutes from 13 July 2022 – **A motion was made (CC), seconded (MF) and carried with all members present voting in the affirmative to approve the minutes.**
- **Lake**
 - **Seneca River Lake** committee met with Mr. Parker's representative, and they have agreed to pay for the improvements to Seneca Lake since the lake level did drop once they tied into the new lakes. Suggested a spill over be installed. Horry County Stormwater Manager, Tom Roth, agrees with the plan. Waiting to get on the contractor's schedule for repairs.
 - Still awaiting 2 other proposals for Rainbow Lake. Both companies were notified if we have not received any proposals by August 14, 2022, it will be considered as a refusal to bid and the board will pursue other options.
- **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. SCDOT has not responded to the board on this matter.
 - Finishing work on Hatteras River Road still needs to be completed.
- **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 Vesely have volunteered to assist with the reservation/calendar and opening and closing the building as needed. No one has inquired about using the space as of yet. There is a folder on the website, "2022 Office Reservation Form", where the form can be printed.

- **“Welcome” Night**
 - New residents of the community will be invited to attend “Welcome” meeting to get more acquainted with the community, rules, ACC, etc. Tom Fontanazza has volunteered to be the host of this event as needed. The first event is scheduled for September 14, 2022. Bulletins will go out via email to remind new residents of the meeting.
- **Outdoor Light for the Office**
 - Still awaiting the builder of the office building to install a light in the parking lot for safety. It was suggested that a solar light could be installed on the front of the building to assist with safety until the builder gets something hard wired. Bill Vesely will look into this and report back to the board. (TBD)

New Business:

- **Finance**
 - **Financial report**-the budget is busted with the rising costs of goods and services. The treasurer has limited spending on projects from the operating account and says we will need to pull money from the savings account to put into the operating account to finish out the year. Needed repairs for the roads and lakes will be paid from the reserve account. Jackie DiVincent has done a forensic audit of the compliance and impact accounts over the past 3 years and has identified moneys that have been in the wrong account (fines, impact and compliance money) and will be working with the treasurer to make the adjustments on the balance sheet. (No money is missing; it is just entered into the wrong account).
 - **Horton** has purchased 11 lots in Phase 19 and has paid the impact fees. They will be purchasing 10-15 more within a few weeks. Impact fees goes directly to the road reserves. All compliance deposits are held by the ACC until the project is completed and approval has been given to the ACC to return the deposit as is appropriate.
- **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**- The speed trailer has been brought out of storage and is being moved to the major traffic areas a few times a week. Anyone can request the trailer be set up in front of their property if they are concerned with the speed of the drivers on that road. Data is collected from the speed trailer once a month and a sample from this data is published in the communicator/newsletter. This gives us a better idea of what times and areas we need to request more police patrol.
- **Primary Swales**- Premium Landscaping has submitted a proposal regarding primary swale maintenance. As stated, several years ago during Frank Murawski’s term on the board, “primary swales are the responsibility of the POA to maintain; secondary swales are the homeowner’s responsibility to maintain”. **A motion was made (CC), seconded (TF), and carried with all members present voting in the affirmative to put together a working session with Premium Landscaping to identify primary swales, prioritize needs and review this matter further. This will take place within 30-60 days.**
- **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 continues to meet to formulate a final approach to get the bylaws reviewed and updated. More to be discussed at a later date on this matter.
- **Communications-** The Communication Committee represented by Jeri Mathur and Barbara Cardinal, presented a draft of the Lakes POA Communication Committee Mission and Purpose statement along with roles and responsibilities. They are requesting the board recognize this mission/purpose statement as their willingness to work with the committee in a way to get timely information out to the community.
- **ACC-** The chairman of the ACC is requesting a meeting with the supervisors of Hortons new phase so he will know who his contact person is. Chairman also brought it to the board's attention that an error regarding the ACC fine schedule occurred in the February 22, 2021 minutes. It should have read the "fine for non-compliance with no-Sunday work be raised from \$25 to \$250 per violation". The notes were reviewed and it was confirmed this was the case and a notation will be made to the fact. Those minutes have been corrected.

Adjournment- 7:44 pm

- **A motion was made (TF), seconded (DO) and carried to adjourn the meeting.**

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