

The Lakes Property Owners Association, Inc.
Board of Directors Meeting
September 12, 2022
6:00 pm Lakes Office

Call Meeting to Order 6:00 pm

Roll Call –Tom Fontanazza, Bill Vesely, Charlene Carson, Doug Owens, Michele Ferrante, Deborah Wolcott and George Duhaime were present as well as Bob White. Four (4) homeowners were present to observe the board meeting.

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

Old Business:

- Approval of meeting minutes from 08 August 2022 – **A motion was made (TF), seconded (CC) 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 make changes at Seneca Lake since the lake level did drop once they tied into the new lakes. Suggested a spillover be installed. Horry County Stormwater Manager, Tom Roth, agrees with the plan. Work is scheduled to begin on September 13, 2022, weather permitting.
 - Two companies declined proposals for Rainbow Lake. The board has agreed to move forward with clean up on Lake Hartwell with two guys from TLC cleaning the area out by hand. Pond facilitator is currently in the process of getting permission from property owners of the Rainbow Lake Island to get it cleaned up.
- **Premium Landscaping Swales Projects-** The swales project is on hold and will be revisited at a later date.
- **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. It was recommended that the trailer be kept out until the end of October and the board will put out a call for volunteers to move the trailer to different locations in the future.

New Business:

- **Finance**
 - **Financial report**-Landscaping budget is over budget but should even out. The POA picked up several new common areas and with the rising cost of goods and services has contributed to the variance. It was recommended that the board send out new RFP on all contracts for 2023.
- **New Lake Names**
 - **A motion was made(DW), seconded (TF) and carried with all members present voting in the affirmative to approve the naming of the lake in the new phase of Gillham Loop to Lake Monticello.**
 - **A motion was made(DW), seconded (BV) and carried with all members present voting in the affirmative to approve the naming of the Long Bay Lake extension to Long Bay Lake.**
- **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. The eight (8) candidates will be sent an invitation letter inviting them to participate in the event. Tom Fontanazza has volunteered to be the moderator for this meeting.
- **Welcome Night** is scheduled for Wednesday, September 14, 2022. Handouts will be presented to the new owners and all questions and concerns will be addressed.
- **Bylaws Review Committee** has scheduled two sessions at the Inlet Square Mall Meeting room (September 19 at 6 pm and October 1 at 1:30 pm) to present proposed changes of the bylaws and to allow property owners to ask questions about the proposed changes.
- **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 assisting the landscapers with work around the gazebo and on Swan Lake.
 - **Bylaws**- The committee continues to meet to formulate a final approach to get the bylaws reviewed and updated.
 - **Communications**- The Communication Committee quarterly newsletter articles need to be in by September 28, 2022.
 - **ACC**- Horton is concerned with the number of owners that are using the new phase roadway as a place to teach children how to ride bikes, cars, etc. With the delivery of lumber and other building products, this concern is now a safety issue. No one should be

in the construction areas other than the vendors until the road has officially been open to the public. A notice will be sent out to the community. Also, people are driving around the dirt mound at the end of old Saluda River Road and new Saluda River Road. Damage has been done to personal property by golf carts driving through the grass. The Board will look at other options to use as a barrier to keep people from traveling the road until it is officially open.

- **Broad River Road Island** damaged by tractor trailer was reimbursed by the trucking company. The board and landscaping company has been in contact with the property owners of Broad River Road about the design for plantings for the island. The board has instructed the landscaper to move forward with repairs.
- **Landscaping along Waccamaw River Road** off of Swan Lake as a sound barrier since the property behind it is zoned commercial was discussed. Tabled until a later date.
- **Waccamaw River Road Multiple Yard Sales** has been discussed with the board and a letter has been issued to the owner with options to consider instead of having multiple yard sales. It is recommended that the board consider setting parameters and rules about yard sales in the community. To be discussed at a later date.
- **Landscaper working after 7 pm-** they were notified that they must follow the community rules and they cannot be performing any landscaping task after 7 pm going forward.

Adjournment- 7:00 pm

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

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