

**The Lakes Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**October 10, 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 (TF) and carried with all members present voting in the affirmative.**
- Motion to waive any irregularities of notice – **A motion was made (TF), seconded (CC) and carried with all members present voting in the affirmative.**

**Old Business:**

- Approval of meeting minutes from 12 September 2022 – **A motion was made (DW), seconded (MF) and carried with all members present voting in the affirmative to approve the minutes.**
- **Lake**
  - **Seneca River Lake** level is back up and appears to be working. It did not empty as fast as it should have during Hurricane Ian and plans are being made to adjust the height of the spill way. The committee will continue to work on the area to get it flowing properly.
  - 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. Projected start date is October 24-26, 2022.
  - It is important that the board stay on task with stocking the ponds with fish., **A motion was made (DO), seconded (MF) and carried with all members present voting in the affirmative to approve \$2166.50 to stock Lake Monticello and several other lakes with fish. (Carp in several lakes including Lake Monticello and Shell Crackers in Lake Monticello to help with the Apple Snail management.)**
- **Swales Projects-** Currently working with TLC to identify the swales that will need to be taken care of next year. TBD.
- **Broad River Road Island Project-** planting is completed. A tree was added in the center along with other plants. There will be no change to the size of the island.

- **Speed trailer-** The speed trailer has been taken to storage. Speeding is still an issue with or without the trailer. More police patrol has been in the community to assist with traffic control.
- **Bulletins-**went out regarding driving in the new construction area (don't do it) and ignoring the barrier at Saluda River Road. More dirt will be added to the area to keep the roadway blocked.
- **Common Area** (Hartwell by Waccamaw and the Colonel's house wasn't getting mowed properly. This area has been discussed with the landscapers.
- **Colonel's house** (swale area inside his trees by the boardwalk/dock)-a lot of debris lying around after Hurricane Ian came through. A letter will be sent asking for this to be cleaned up.
- **Waccamaw Drain Project** (several years ago)- landscaping around the culvert was not finished. Someone will reach out to past board President to confirm if this was included in the project and if so, who needs to finish the landscaping.
- **Drain Grates**-on Waccamaw (J. Cox property) and across the street from Ashley Court, needs some filling in and repairs. Lone Star Construction plans on beginning the repairs this week.

#### **New Business:**

- **Finance**
  - **Financial report-**2023 Draft budget was presented to the board for discussion. **A motion was made (MF), seconded (CC) and carried with all members present voting in the affirmative to increase the 2023 Annual dues to \$422 and to approve the budget as presented.**
- **Horton Update-**Currently working with Laura at DR Horton and Jill at LTL regarding some bank drafts that were out of date by the time they were presented to LTL. Horton will issue new drafts and get them turned in ASAP.
- **Meet the candidate's night** was a big success with 6 of the 8 candidates participating. It is recommended that the board continue with this forum in the future.
- **Welcome Night** was held on September 14, 2022. At least 30 new property owners were present throughout the evening to meet and greet the board/neighbors/etc. and to gather information about the community. Another welcome night will be planned after the first of the new year (2023).
- **Bylaws Review Committee** hosted two meeting open to the community to present proposed changes of the bylaws and to allow property owners to ask questions about the proposed changes. The committee will meet again to review the feed back received from the participants.
- **Rules and Regulations Draft re: yard sales-**A proposed change to the rules and regulations was presented regarding limiting the number of yard sales homeowners can have throughout the year. The change includes: *YARD SALES. Homeowners are limited to 4-yard sale events per calendar year. Each yard sale event shall be up to 2 days in duration (e.g., Friday and Saturday), beginning at 7am on either/both days. Posting of signs is permitted under the Rules and Regulations as defined in Section 7a (see above). Homeowners shall be responsible for ensuring that the roadway and any intersection remain clear for access as necessary for emergency*

vehicles. Effective date: January 1, 2023. **A motion was made (DO), seconded (DW) and carried with all members present voting in the affirmative to adopt this update.** They will be presented to the community electronically and after 30-day review, if no changes, it will be filed with the county as part of the official rules and regulations for the community effective January 1, 2023.

- Several **overgrown lots** were discussed. Letters will be sent to said properties advising owner to clean up the property.
- **Office reservation**-the first reservation has been made. Arrangements have been made with the appropriate volunteer to unlock and lock the office for this reservation.
- **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 purchasing a Christmas tree to plant at the park for the community lighting.
  - **Bylaws**- The committee continues to meet to formulate a final approach to get the bylaws reviewed and updated.
  - **Communications**- The Communication Committee (Jeri and Barbara) will be more active in getting information out to the community.
  - **ACC**- Presented the board with a procedure for compliance deposits for new home constructions that will be handled by the ACC. The ACC will be collecting the builder fines when necessary.

**Adjournment- 7:18 pm**

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

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