

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

NOTE: An Executive session was convened prior to the Board meeting to address a homeowner issue. The information was taken under consideration by the Board for response at a future date.

Call Meeting to Order 6:00 pm

Roll Call –Tom Fontanazza, Bill Vesely, Charlene Carson, Michele Ferrante, Jack Price and Carla Wessells were present as well as several committee members. Four (4) homeowners were present to observe the board meeting.

- Approval of the Agenda – **A motion was made (TF), seconded (BV) 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 10 October 2022 – **A motion was made (TF), seconded (MF) and carried with all members present voting in the affirmative to approve the minutes.**
- **Lake**
 - **Seneca River Lake** Parker has installed the spillover on Lake Seneca and the water is now up to where it has been in the past. However, there is now a drainage issue on Enoree. Parker will adjust the spillover as soon as they can.

New Business:

- **Charters-Committees** Two examples of charters were presented to the Board to use as a guideline to formalize and publish in the documents. **A motion was made (TF), seconded (MF) and carried with five members voting in the affirmative to accept the format that was submitted by the Communication Committee.**
- **LITUS* Website** Doug Millar presented some background on the management company and what documents are available for the board members and/or community. Copies of the management contract is not permitted but viewing is available at the management office upon written request to LTL. No photos are permitted. The front steps website has the capability to send out surveys, email bulletins, newsletters, etc. Folders can be added and linked for easy sharing. The board will continue to work with LTL regarding the website function and it is possible for a demonstration to be held as a way of teaching how to navigate the website.

- **Landscaping RFP** Carla Wessells was asked to draft an example of the landscaping RFP.
- **Road Committee** Jack Price is part of the road committee and they will be gathering information regarding the roads, what repairs need to be made and gathering bids for those repairs as needed.
- **Gooseman Jack** It was discussed if the POA wants to continue using Gooseman Jack's services. It was determined that the services have not removed many geese from the community and this is not a service the BOD thinks is necessary at this time. A termination letter will be sent to end the services effective January 1, 2023.
- **HCPD and Horry County Schools Info** A waiver of liability is required for the county school system to drive the bus into the community. That document is on file with the school system. For police patrol, signs must be posted at the entrances granting permission for police to patrol the neighborhood. The board will check with the sign company for cost of making the signs.

Committee Reports

- **ACC** – A variance request has been made to extend driveway 18" from the property line. Drainage has signed off and the neighbor has verbally given his permission and will send written permission to the ACC for their records. **A motion was made (TF), seconded (BV) and carried with all members present voting in the affirmative to approve the variance request.**
- **Beautification-** Tree lighting went well. The committee has been out judging the Holiday Lights and Decorations. The winners will be announced on December 20, 2022.
- **Communications-** The charter for the communications committee was presented to the board for review. **A motion was made (TF), seconded (MF) and carried with five of the members present voting in the affirmative to accept the Communications Committee Charter.** It will be published in the Communications folder on the website. The committee present some idea for 2023 that will be discussed at a later date. Articles are due next week for the Communicator.
- **Drainage-** A bid was presented for Wateree home for \$2850 to repair the drainage issue between the homes and \$300 to repair the drainage box on Ashley River and install new liner and backfill. **A motion was made (MF), seconded (JP) and carried with all members present voting in the affirmative to move forward with the projects.**
- **Security/Maintenance-**Ken Ferrante has been volunteering for general maintenance and security cameras. He has put together a proposal with various options to get all the cameras online including Swan Lake, near the office, the speed trailer and the park area for a total of \$6100. The board will take it under consideration. POA is looking for more

volunteers for general maintenance. **A motion was made (TF), seconded (MF) and carried with all members present voting in the affirmative to replace the utility enclosure around the fountain pump for a total cost of \$110.**

- **Mapping of the community-** Jackie DiVincent has been researching Engineering firms to provide the mapping for the community. Thomas and Hutton Engineering will do maps that include the street names and the lake names and put on 30 x 42 board for display at the office and provide a pdf version and a few hard copies for a total of \$1700. **A motion was made (BV), seconded (CW) and carried with all members present voting in the affirmative to proceed with the mapping project.**
- **Social-** The Holiday tree lighting and event was a huge success with seventy plus people in attendance. Both the children and the adults had a great time decorating ornaments for the tree and meeting Santa and Mrs. Clause.

Adjournment- 8:00 pm

Respectfully Submitted,
Karen Tucker, PM
The Lakes POA