

The Lakes Property Owners Association, Inc.
Board of Directors Meeting
January 16, 2023
6:00 pm Lakes Office

Call Meeting to Order 6:00 pm

Roll Call –Charlene Carson, Tom Fontanazza, Debbie Wolcott, Michele Ferrante, Jack Price and Carla Wessells were present as well as several committee members. Bill Vesely was not present for the meeting. Four (4) homeowners were present to observe the board meeting.

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

Reply to email-Fire Pits-Currently there are no restrictions that prohibit property owners from using wood burning fire pits. Discussed the need for property owners to be considerate of the neighbors and that smoke carries to other properties that may cause those property owners to have issues with the smoke. This particular incident is considered a neighbor-to-neighbor issue and not a POA issue.

Old Business:

- Approval of meeting minutes from 12 December 2022 – **A motion was made (TF), seconded (MF) and carried to approve the minutes. (DW) abstained since she was not present for the December meeting.**
- **Landscaping RFP**- 2023 Landscape RFP has been sent to 11 companies for review. Site visits will be scheduled for January 24, 2023. The board has been asked to draft a list of evaluation criteria to be used during the opening of the proposals. This criteria is due by January 27, 2023. Proposals are due by February 3, 2023. The Board will review the proposals on February 15, 2023, during a working session (not open to the public). The board will meet again on February 21, 2023, during a working session (not open to the public) to discuss the awarding of the contract and interviews if needed. The final decision and announcement of the landscape company will be February 27, 2023.
- **Review and update of project spreadsheet-LTL website**- A project is currently underway to develop a spreadsheet that will be available to board members and committee members via the website. This project spreadsheet will include links/attachments that will show the proposals, invoices, etc. This will be updated by the secretary and will be used as a tool to keep track of all work activities/projects in the community.
- **Lake Seneca**-The board will reach out to the pond maintenance company to ask for proposal to lower the new spillover to correct the drainage issue on Enoree Court. Currently no date has been scheduled to correct the issue.
- **Charters**- Each committee is submitting a charter to the board. These charters give an

overview of the tasks/responsibilities of each committee. Charters for each committee are due to the board by January 30, 2023.

- **Revision of fence regulations-** In the past, fences could not extend from the corner of the house. As the size and shape of lots has changed, often times a variance has to be permitted by the board. The ACC has recommended to modify the ACC form to include Rear fencing must be installed within the boundaries of the width of the house. Exceptions: Rear fencing may be installed a maximum of eight (8) feet beyond the sidelines of the house provided it does not extend into the 10-foot easement between property lines. Fencing may be installed up to the rear property line if the property backs up to non-buildable property such as woods, wetlands or drainage easements.
A motion was made (TF), seconded (DW) and carried with all members present voting in the affirmative to modify the ACC fence requirements to include Rear fencing must be installed within the boundaries of the width of the house. Exceptions: Rear fencing may be installed a maximum of eight (8) feet beyond the sidelines of the house provided it does not extend into the 10-foot easement between property lines. Fencing may be installed up to the rear property line if the property backs up to non-buildable property such as woods, wetlands or drainage easements.
- **Mapping project Update-** This project is suspended for now until issues with the Gillham Loop properties have been resolved.

New Business:

- **Meeting Format and Structure-** It was proposed that the format and structure of meetings be changed to allow the board to have a working session from 6-7 pm to allow them time to get caught up on what is going on and what will be discussed during the regular meeting from 7-8 pm when the meeting is open to the public for observation. If the need should arise for an executive session, the public will be asked to step out while the session is being held for privacy issues. Also, the first meeting after the Quarterly Meeting will be a “working session” not open to the public for discussion of items brought up during the Quarterly meeting. **A motion was made (TF), seconded (MF) and carried with all members present voting in the affirmation to the proposed changes.** February 13, 2023, will be the first working session for the board post quarterly meeting in January. It was suggested that the meeting agenda be published on the Friday prior to the scheduled meeting date for public information and marked with “subject to change”.
- **Tractor Trailer Signs-** Multiple big trucks use the community each day to deliver goods to the builders and/or property owners. These trucks are getting stuck at Ashley River Road and Saluda River Road as a result of following GPS maps. A moving truck caused ruts in the corner of the property. Pictures of the truck and a conversation with the trucker driver occurred and the property owner was made aware. It was suggested that google maps could be updated to give a warning to the drivers that “No Trucks” are permitted on that route. Carla Wessells will research this issue. It was suggested that more signs be added to Swan Lake and Waccamaw River Road as a visual reminder. TBD.

Committee Reports

- **ACC** –Bob White announced he plans on stepping down at the end of the year. Volunteer Chair for the ACC is needed. An announcement will follow in The Communicator.
- **Beautification**-Needing volunteers for seasonal plantings and for storm cleanup. An announcement will follow in The Communicator.
- **Bylaws**-Committee will resume meetings on January 26, 2023.
- **Communications**-The committee is currently working on a draft survey to publish on the website for all property owners to make known what type of information they want to receive, how often, etc. Articles are due for the next issue of The Communicator by January 20, 2023 for publication on January 31, 2023.
- **Contract Liaison** -Horton continues to build homes. It is estimated that there are 56 more lots and the building will be done. It is possible it will be finished by Fall 2023 weather permitting and market permitting.
- **Drainage**- The repairs for the drainage issue between the homes on Wateree River and the drainage box on Ashley River has been completed. Invoices have been submitted for payment. There is still a request from the homeowners that more dirt needs to be added between the two homes to repair the damage to the yards. The drainage committee is getting an estimate for more dirt and will report back to the board.
- **Finance**-Currently working on forming a finance committee with one volunteer at this time. The committee and Treasurer will meet with LTL next week to better understand the accounting procedures used and types of reports available.
- **General Maintenance**-Repairs have been made to the lights on Swan Lake. The fountain box has been replaced with an ornamental rock cover. Getting estimate for repairing the sign at Swan Lake that has been knocked down by a big truck. Getting estimates for the Broad River Road Island that has been destroyed.
- **Lakes/Ponds**-Complaints of fishing on homeowner's properties continue to occur. Property owners are encouraged to call the non-emergency number for the police to report trespassers. Currently looking for volunteers to be pond monitors and report back to the pond facilitator with any issues. An announcement will follow in The Communicator. Signs will be ordered for the two new ponds and will be installed once received.
- **Road**-The committee is forming and will have their charter to the board by January 30, 2023. Getting estimates for Waccamaw River Road that is cracking.
- **Security/Maintenance**-Donations of a couple televisions were received for use in the office. A program is currently being set up to run community announcements on the screen for those that visit the office.
- **Social**-Planning is underway for the Easter event. More to be announced at a later time.

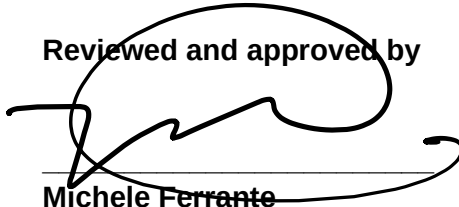
- **Welcome**-Discussed this committee needs to add more volunteers and they will need to update the information that is being presented to the new property owners. February 22, 2023, will be the first Welcome Night for the community for this year. Board/Committee members are encouraged to participate in this event to provide new owners with needed information.

Adjournment

- A motion was made (DW), seconded (MF) and carried with all members present voting in the affirmative to adjourn the meeting at 8 pm.

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

Reviewed and approved by



**Michele Ferrante
POA Secretary**

Date 1/21/2023