

The Lakes POA
Board Meeting
March 13, 2023

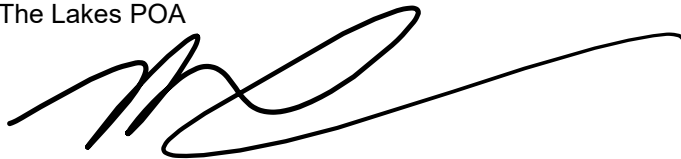
- I. **Call meeting to order** at 7:16 pm (after a working board session from 6-7). A motion was made, seconded and carried to approve the agenda for the meeting. A motion was made, seconded and carried to waive any irregularities of notice.
- II. **Roll Call**- Charlene Carson, Michele Ferrante, Jack Price, Bill Vesely, Debbie Wolcott and Carla Wessells are all present. Tom Fontanazza was out of state and was excused from the meeting. Total of 7 property owners were in attendance to observe the meeting.
- III. **Old Business**
 - **Approval of January 16, 2023 Meeting Minutes**- A motion was made, seconded and carried to approve the minutes with the stated corrections.
 - **HVAC CONTRACT FOR OFFICE**-A motion was made, seconded and carried to accept the agreement from Air Mechanical (\$85 per year-1 visit to service HVAC).
 - **Charters**-Drainage, Maintenance, Security and Social Committees have presented the charters for each committee. These will be added to the website.
 - **Insurance, hold harmless agreement and Workers Compensation**- A motion was made, seconded and carried to purchase a POA Workers Comp insurance policy for total cost of \$650 this year. The hold harmless agreement drafted by the management company was presented. The hold harmless agreement was tabled until the document can be drawn up by the POA attorney.
 - **RFP Landscaping Announcement**-went out to the community last week. Amazing Blades is the new landscaper for the community and is scheduled to begin after March 15, 2023.
 - **Goose Roundup**-USDA charges \$2000 to round up the geese one time a year (usually in June). A motion was made, seconded, and carried to get this scheduled.
 - **Review and Update of Project spreadsheet for board and committee members**-this will be going live soon on the website as a way for board members and committee members to see what projects are open/closed and any invoices related to the project.
 - **Stormwater back phase #19 and#20**- Horry County is responsible for cleaning and usually do so in April and September.
 - **Frontage Road and Swan Lake**-are County roads. Prior Boards have made an agreement with the county to maintain the grass and foliage so that it is kept with the standards of the community.
 - **Google Maps Update**- Carla Wessells has contacted Google Maps to make changes to the map to include "No Truck Turnaround". It is currently under review but feel like this will not be updated. 911 has updated their maps to include the new part of Saluda River Road is still blocked off from the old section of Saluda River Rd.
 - **Repurpose Fence from Santee River Rd. to the Gazebo area????**
- IV. **NEW BUSINESS**
 - **Project worksheet update**- is currently being updated and will be put on the website for the board members and committee members to review monthly.
 - **Volunteer availability**-opportunities will be published in the Communicator.

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- **Committee Reports-**
- **ACC-**Receiving multiple noise complaints from new owners that have purchased in the phases that are currently still building. ACC will respond to any calls regarding the noise and do a decibel reading and if outside of the normal range, they will issue a compliance fine to the builder. Some of the lots in the new section are smaller and most are going to require a variance request for fences.
- **Beautification-** Annual planting at the signs, gazebo and Swan Lake is scheduled for April 15. Donate a flower and stop by to plant it on that day. Email to go out to the community with information.
- **Communications-**articles are due by March 24 for the April newsletter mailing.
- **Drainage-**property owner on Reedy River Road started doing some drainage work prior to approval. Drainage Committee Chair met with the owners and provided them the correct information for making changes to the swale.
- **Finance-** owners now have access to the balance sheet and income/expense report on the website. The board currently receives 5 financial reports per month and finances are be closely monitored. The Wells Fargo account that was open has now been closed and the money moved into the Road Reserves.
- **Lakes/Ponds-**signs were ordered and installed at 2 of the ponds in the new phase. There is one more pond that will require a sign.
- **Roads-**Committee chair will be going out next week to drive each road in the community to get a list of roads that need repair. A lot of properties have damage from vehicles running into the yards. This is a property owner responsibility to repair and not the POA. Suggestions were mad to reach out to the contract that did the work on Waccamaw River Road where the concrete is cracking.
- **Social-**next event is the Easter Egg Hunt on April 1. Volunteers are needed.

V. **Adjournment-** A motion was made, seconded and carried to adjourn the meeting at 8:45.

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



Michele Ferrante, Secretary

4/11/2023

Date