

**The Lakes POA
Board of Directors Meeting
April 10, 2023
Lakes Office**

6pm – 7pm - Board Working Session

- **Charters** – Review (Beautification, Finance, Pond, Road) will be refined and will be sent out electronically for approval.
- **Hold Harmless Agreement** will be discussed with legal counsel for the association and LTL has withdrawn the use of the Hold Harmless Agreement they presented to the board for consideration.
- **Goose Roundup** – Date/Volunteers TBD
- **Project Worksheet Update** To be updated on the website for Board/Committee Members.

7pm-8pm - Open Board Meeting

I. CALL MEETING TO ORDER:

- **Approval of Agenda-** A motion was made (TF), seconded and carried to approve the agenda.
- **Motion to waive any irregularities of notice-** A motion was made (DW), seconded and carried to waive any irregularities of the notice.
- **Motion to approve 2023.03.13 meeting minutes-** A motion was made (DW), seconded and carried to approve the minutes with corrections.

II. Roll Call- Charlene Carson, Michele Ferrante, Tom Fontanazza, Jack Price, Bill Vesely, Debbie Wolcott and Carla Wessells were all present. 12 observers were present for the meeting (including committee members) and Karen Tucker, Doug Millar represented the management company.

III. Old Business

- **HVAC Maintenance-**Preventative maintenance agreement was signed in March 2023 and the yearly services has been performed at the cost of \$85 per year.
- **Lake Seneca Spillway-**Project has been corrected and is functioning as it should. Cost of the repairs by Andy's Construction was \$3400.
- **Contract Renewals**
 - **TLC-** A three-year proposal from TLC was discussed with the price remaining locked in at \$2600 per month and will increase \$300 when the final two lakes are added later this year. A motion was made, seconded and carried to accept the proposal at the 3-year rate. A motion was made, seconded and carried to pay the Lakes Residential Amenity (pool) \$35 per month for water to fill up the tanks for pond treatment on the South side of the community.
 - **LITUS*-**This contract calls for 120 day written notice to not automatically renew the contract. The 120-day written notice was waived by Doug Millar. The board will work on getting a RFP prepared to send out for bids for Community Management.
- **Google Maps Updates-**The update to google will not be done. However, if you type the address using Murrells Inlet zip code instead of Myrtle Beach, the map comes up correctly. 911 has their own mapping system and it is correct. Waze app is also correct. Apple maps pulls from google maps so it will not be updated.
- **Charter Approvals-** A motion was made, seconded and carried to accept the Beautification Committee Charter. Charter will be placed on the website.

IV. New Business

- **Quorum-** Research is still being conducted on this matter. This item is tabled until a later date.

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- **Islands**
 - Maintenance
 - Barriers
- **Contractor-Homeowner Concerns-** Multiple complaints are being received from new owners in the Horton section that is currently still under construction. The main concerns are noise from loud music and trash blowing around the community. Threatening messages has been received by DR Horton staff and derogatory statements have been made toward the vendors. This is unacceptable and will be reported to the police. Remember that you bought in a community that is under construction and there will be noise and trash until the community is completed and you will need to plan accordingly with your day-to-day schedule. A meeting with Horton Supervisor will be held to address community concerns. Other concerns are speeding and not stopping at stop signs. Several incidents of threats of bodily harm have occurred while attempting to tell drivers to slow down. Please do not chase/approach others for safety reasons. Call the non-emergency Horry County Police to report the incident. This is a police matter and not the responsibility of the board.
- **Committee Reports**
 - **ACC-**As of April 9, 2023, there are 34 active projects and 47 completed projects. More home construction has been approved in phase 18, 19 and 20.
 - **Beautification-**Plant a flower day is April 15, 2023. Bring a plant/flower to plant at the entrance and signs. Watch Communicator for more information on more projects and volunteer opportunities.
 - **Bylaws-**Currently formulating changes and getting a draft together to be shared in the future with the community.
 - **Communications-**Working on Frontsteps website to organize the folders in a manner that is easier to navigate. This should be completed within a couple of weeks.
 - **Drainage-**Project is completed on Reedy River Road. Working on issue of storm drain sinking on Waccamaw River Road and another on Hatteras and Waccamaw River Road. Bids will be sought to make the necessary repairs.
 - **Finance-**The committee has been preparing a presentation regarding the financial status of the community to be presented at the quarterly meeting, April 17, 2023.
 - **General Maintenance-Speed Trailer-Signs-**There are some signs that need attention at Gillham/Waccamaw, and Swan Lake. Will investigate each matter to determine to best option for making repairs. The ruts at the front near the gazebo has been repaired. Central mailbox on Winyah Bay needs some attention to the large parcel box lock. The goal is to get the speed trailer out twice a week.
 - **Road-**The committee continues to visit each road in the community to determine the status and to prioritize the need for repairs. It was suggested that the roads need a street sweeper to clean them occasionally. The committee will seek proposals to see if this is cost effective and report back to the board.
 - **Security-**cameras are good.
 - **Social-**Easter Egg hunt went well. Planning has begun for the next event in June: The Community BBQ. Watch the Communicator for more details.

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- V. Adjournment- A motion was made (TF), seconded and carried to adjourn the meeting at 8:10 pm

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



Michele Ferrante, Secretary

4/21/2023

Date