

**THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
QUARTERLY RESIDENTS MEETING
Monday, March 19, 2018 – 7:00 PM
AT THE LRC BUILDING**

1. Call to Order

President Frank Murawski called the meeting to order at 7:05 PM.

Board Members in Attendance

Frank Murawski, President
George Duhaime, Vice-President
Rob Young, Secretary
Doug Owens, Treasurer
Anita Gadd, Member at Large
Craig Wright, Member at Large

Ad-Hoc Members

Andre Chouinard
Phil Dieser
Robert Tomassetti

Managing Agent: Representing LITUS* To Let

Doug Millar
Karen Clark

Old Business

1. Financial Report-Doug Owens

Treasurer reported The Board has signed a Letter of Agreement with a CPA for 2017 Audit. The audit will be completed June/July for the 2017 financials. The agreement is for three years.

2. Approval of Meeting Minutes

Minutes presented from previous meeting. Motion made to accept as written, seconded and so moved.

New Business:

1. RS Parker update

Mr. Parker will continue to be the developer of the lots in the new phase. There should not be any further delays once Santee Cooper and the Gas Company completes the utility inspection. The Board has met with Caviness & Cates Homes who has offered proposals to ACC for approval of the types of houses

they will build. They are aware of the ACC guidelines and the homes will be built to the same standards of RSP per Mr. Parker.

RSP still plans on adding an amenity center to the new phase. The Board has received a DRAFT drawing of the proposed amenity center that will be posted on the website for community feedback. The amenity center will be for the new phase, with the old phase possibly having an option to pay a fee for the use of the center. Mr. Parker plans to invest his money into the center with C&C contributing a set amount per lot. The Lakes will eventually contribute and assume management of the center.

2. Security Cameras, Entrance Gates-Phil/Craig

The area continues to have an increase in traffic, increase speed limit violators and according to the committee, most are “thru traffic” with no ties to the neighborhood. This puts area at risk for increase in crime. The security committee has begun discussing security cameras and the possibility of entrance gates and will report back at a later date.

3. Drainage Pipe on Saluda

Drainage pipe was not put in the easement but instead down the property and must be removed before the homeowner can build his house. Contracted with local resident for the work, but will now have to pay engineer to sign off since the pipe is where the foundation of the house is going. The area will have to be filled and compacted to become stable for footer system. Several trees had to be removed as a result of this correction. Homeowner chose to keep two of the trees that in some opinion should have been removed. Homeowner is aware this decision will become their responsibility should the root system of the trees have been damaged during the repairs.

4. HTC Proposal

The TWC exclusive agreement will expire in 2020. We have been approached by HTC to install fiber-optic cable throughout the community to allow the homeowners to choose competitive pricing and service for phone, internet and cable services. The TWC contract is being reviewed currently by the POA's attorney to see if the installation and marketing for those services offered by HTC can start before the expiration of the current agreement with TWC. Further information will be provided to the community as it is available.

5. Homeowner Comments

- Discussion on who approved spending the money for road repairs, why the homeowners were not asked to vote on such a large expenditure, why not go with the lowest estimate? The Board addressed these issues by explaining the Board makes these decisions per the Associations governing documents and

not always will they choose the lowest bid after taking other things into consideration. The Board strives to make sound financial decisions based on the need of the association and to be good stewards of the association's finances.

- Reminder by one homeowner to not blow yard clippings into the lakes. The Board agreed this contributes to the growth of algae.
- Is there a road maintenance schedule? The current Board is operating from a schedule that was prepared by the previous president and Saluda River is the last road to be maintained (2020). Some work was done before it was scheduled relating to the decreased price of asphalt.
- Next-door app is being used by a lot of the homeowners. It has been a good way to stay up on the latest information in the neighborhood.
- Suggested the next meeting needs to be held in a larger meeting space since over 90 attendees present as well as the Board members and management team. The Board stated they will discuss moving the meeting back to the meeting room at Inlet Square Mall.
- No soliciting in the neighborhood? If someone approaches you, get license plate number, description, name, etc. call police if they do not leave.
- Recognition was given to several of the area volunteers for taking pride in the community and keeping the area clean and safe.
- When is Parker going to clean up the downed trees? No time frame has been given but the Board will follow up with him regarding the same.

6. Adjournment

No other business presented to Board; meeting adjourned at 8:18 P.M. Next meeting will be June 18, 2018 at 7 P.M. (location TBA).

Frank Murawski, President

Doug Millar, Recording Secretary