

**The Lakes POA
Board of Directors Meeting
June 12, 2023
Lakes Office**

6pm – 7pm - Board Working Session

- **Quorum**– Changed from 51% to 10% via Legal Letter.
- **Contract Renewal-LITUS*** contract ends 12/31/2023; waived the 120-day notice to terminate.
- **Goose Roundup** – Date/Volunteers TBD
- **Project Worksheet Update** To be updated on the website for Board/Committee Members.
- **Meeting Space for future dates**-South Stand Rec. Center or General Robert H. Reed Rec. Center
- **Art in the Park Event** – scheduled for September 16, 2023. Open to residents and non-residents. Details to follow.
- **Additional Fishing Location** – further investigation to be done (TF/BV)
- **Capital Contribution Fee** – under consideration for the future. Allowance provided for family transfer. Information on rates charged by area communities to be investigated and reported back to the Board. (CW)

7pm-8pm - Open Board Meeting

I. CALL MEETING TO ORDER:

- **Roll Call**- Charlene Carson, Michele Ferrante, Tom Fontanazza, Jack Price, Bill Vesely, Debbie Wolcott and Carla Wessells were all present. 20 observers were present for the meeting (including committee members) and Karen Tucker, represented the management company.
- **Approval of Agenda**- A motion was made (TF), seconded (BV) 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.

II. Old Business

- **Motion to approve 2023.04.10 meeting minutes**- A motion was made (DW), seconded and carried to approve the minutes. Unanimous.
- **Quorum**- A motion was made (DW), seconded (BV) and carried to keep the quorum at 10% as was established via a legal opinion in 2016. Unanimous.
- **Contract Renewals- 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. Motion made (DW) and seconded (TF) to renew the annual LITUS contract. Members of the board opposed (2) wanted an opportunity to review the current contract. A date will be scheduled for the document to be reviewed. Motion passed 5 voted in the affirmative and 2 members opposed to renew the contract.
- **Lien Threshold**- A motion was made (DW) to establish a lien threshold of \$10,000 to include fines, interest, filing fees and legal fees, seconded (TF) and carried.
- **Specific Assessment**- A motion was made (CW) and seconded (JP) to separate the one-time specific assessment COLA in the amount of \$250 and the annual assessment increase of \$250 from the motion on the table which combined the two assessments, and allow the membership to vote on whether to add that amount to the annual dues going forward pursuant to our governing documents. 2 members voted in the affirmative and 5 members opposed the motion. The motion did not carry.
- **Charter Approvals**- A motion was made (MF), seconded (CW) and carried to accept the Road, Pond and Finance Committee Charter. Charter will be placed on the website.
- **Goose Round up**- waiting on date

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- **Swan Lake Drive Sign Repair**-bricks are falling off and the materials are being saved for a repair at a later date. Estimated cost will be \$2200 and there is no warranty coverage.
- **Google Maps Update**-Some updates have occurred by showing private streets.
- **Grand Strand Water & Sewer**-Edisto River Road-pump station has been cleaned up, trimmed and the fence has been wrapped.
- **Common Area Not being Maintained**-A motion to discuss common areas that are not being maintained along the Horry County Drainage areas. The issue is a matter of access to the areas and must walk through other's properties. Two of the board members (TF) (CW) will work together and report back at a later date.
- **Flags**- with political conations will be viewed as a sign and can only be displayed 45 days prior to an election and must be taken down 3 days after.

III. New Business

- **Volunteer Opportunities**- will be published in the July Newsletter
- **Meeting Space Reservations**-Inlet Square Mall Meeting room will no longer take reservations after June 30, 2023. Currently looking at the South Strand Rec Center and General Robert H. Reed Center (Market Commons). TBD
- **Committee Reports**
 - **ACC**-A motion was made (TF), seconded (MF) and carried with all present voting in the affirmation to upgrade the ACC telephone.
 - **Beautification**-Yard of the Month has begun. Watch the communicator for announcements. Dog station patrol is going well.
 - **Bylaws**-skipped
 - **Communications**-Articles are due by June 19, 2023 for the July Newsletter.
 - **Drainage**-3 estimates were received for 3 storm drains and the repairs were made.
 - **Finance**-A recommendation to assess a specific fee was discussed and will be added in the future.
 - **General Maintenance-Speed Trailer-Signs**-drainage grate has been repaired.
 - **Road**- Road report was provided and with the builder's impact fees soon coming to an end, it was recommended to find a way to fund the road reserve fund.
 - **Security**-cameras are good and speed trailer is put out twice a week at different locations.
 - **Social**-June BBQ was not held. Currently planning an 'Art in the Park" vendor event. Watch Communicator for more information.

- IV. Adjournment**- A motion was made (DW), seconded (CW) and carried to adjourn the meeting at 8:15 pm

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



Michele Ferrante, Secretary

7/11/2023

Date