

THE LAKES PROPERTY OWNERS ASSOCIATION, INC.

2022 ANNUAL MEETING
OCTOBER 22, 2022 10:30 A.M.

MINUTES

1. **Call to Order: Pledge of Allegiance**
 - 10:35 am
2. **Invocation Frank Murawski**
3. **Moment of Silence** – Remembering community members who have passed away in the past year.
4. **Introduction of Current Board of Directors and LITUS* To Let Management Company Representative.** Recognition of retiring Board members.

- George Duhaime, President
- Charlene Carson, Vice President
- Doug Owens, Treasurer
- Michele Ferrante, Secretary
- Debbie Wolcott, Member at Large (absent)
- Tom Fontanazza, Member at Large (absent)
- Bill Vesely, Member at Large
- Doug Millar, LTL, owner
- Karen Clark, PM, Community Association Manager
- Helen Comeau, LTL, assistant

The board recognized George Duhaime and Doug Owens for their time they have served on the board.

5. **Approve minutes from 2021 meeting**
 - A motion was made (CC), seconded (MF), and carried to approve minutes as presented.
6. **Verification of quorum and certification of ballots, proxies, and any nominations** by Doug Millar, property manager. Floor nominations must have prior authorization from candidate.
 - Mr. Millar verified there was a quorum in place (319 proxies received prior to meeting and 135 owners present) and opened the floor for nominations. None were heard and the floor was closed to nominations. There are three open seats on the board with George Duhaime, Doug Owens, and Debbie Wolcott's term expiring. We had eight people return their application to run for an open seat on the board: Jackie DiVincent, Stan Fortune, Kip Hillman, John Price, Erin Rogers, Annette Simmons, Carla Wessells and Deborah Wolcott.
 - Two volunteers were selected from those owners present to assist with counting the votes.

7. **Annual Financial Review & Discussion** – Doug Owens

- **3rd Quarter Financials-** Cost have increased but there is more than enough money to get the POA through the end of the year. The third quarter financials have been posted on Frontsteps for owners to review. Awaiting 2021(2020) Audit to return from the CPA. The approved audit will be posted on the website.
- George Duhaime, President, announced the POA fees for 2023 will increase to \$422 Annually and is due January 1, 2023.
- **Tax Resolution-**The tax resolution was read into the minutes; a motion was made, seconded and carried.

8. Lakes Condition/Drainage Update

- Debbie Wolcott was not available for the meeting so a letter/report was read by Michele Ferrante that discussed the status of the lakes and Debbie Wolcott's continuation of being the lake facilitator. She has worked with Total Lake Care on getting the lakes returned to good standing, various fish have been added to a few of the lakes to see if they will help with the elimination of the apple snails and she pointed out that it is the property owners' responsibility to keep their bulkhead, pond edge, etc. clean and free from the apple snail eggs.
- Lake Hartwell and Rainbow Island has been scheduled for excavation and clean up next week. That project will cost \$3500.
- Drainage continues to be a problem in certain areas of the community and the board is working with the drainage committee to get priority areas taken care of.

9. By Laws Review, Welcome Night, Meet the Candidates

- Charlene Carson chair of the By Laws and Covenants committee. The group of volunteers held two informational meetings recently to get feed back from the community on the changes the committee submitted earlier to the community. A lot of feed back was received from those meetings and the committee continues to review the By Laws to recommend changes at a later date to the community.
- The first Welcome Night was held for new owners of the Lakes POA. There was 32 new owners that attended the welcome night and received handouts from the ACC, had other POA and community questions answered and was a big success. The next Welcome Night will be held in January 2023.
- Meet the Candidates night was held on September 26, 2022. Six of the eight board candidates participated in the event. The board will plan on making this an annual event prior to the Annual Meeting to assist the community in meeting the candidates for the board.

10. Lakes Activities

- **Halloween Parade** is scheduled for Saturday, October 29, 2022, beginning at 1 pm at Waccamaw River Road and Cooper River Road. We look forward to everyone participating in the fun.
- **Chili Cook off** is also scheduled for Saturday, October 29 2022, beginning at 1 pm at the park. Bring your chair and watch the competition, sample the products, and enjoy the day with your neighbors and friends.
- **Beautification Committee**-planted seasonal plants around the entrance signs and most recently planted a Christmas Tree in the Park to light for the community tree this year. Looking for volunteers to empty the dog waste stations. A reminder was given to please pick up after your dog immediately and do not leave it for someone to step in.

11. Introduction of newly elected Board Members

- A total of 335 proxy/ballots were received out of 708 properties in the Lakes POA. The candidates with the highest votes received (in no particular order) were John Price, Carla Wessells and Deborah Wolcott. Welcome to the board.

12. New Business

- **Volunteer-of-the-Year.** - This community should be proud of all the volunteers that donate their time for the betterment of The Lakes. This year's recipient will receive a gift certificate, an individual plaque, and their name will be inscribed on the plaque located on the front bulletin board.
 - 2022 volunteer of the year is Bob White, Chairman of the ACC. Bob spends countless hours working on requests from property owners, answering questions, scanning years of old documents into the system so past records are easily accessible and is a great asset to the community.
 - Recognition of Retiring Board Members-George Duhaime has spent 10 years serving the community as a member of the board. Doug Owens has spent 5 years serving the community as a member of the board. Both have served the community well and are greatly appreciated for all the work they have done for the community.
- **Homeowner Input (Please limit to 3 minutes)**
 - Homeowner pointed out that she had mailed her proxy and two for her neighbors and upon sign in today, her proxies were not on file. She asked what is going to be done about that? She was told there is nothing the management company can do about not receiving mail. She was given a ballot upon signing in and had the opportunity to cast her vote.
 - Speeding continues to be an issue in the community. We are trying to bring attention to the speeding by placing the speed trailer in various places throughout the community at various times and also have had several patrols by HCPD in the community this year to assist with traffic issues. Reminders given to please drive the speed limit in the community and come to a complete stop at the stop signs.
 - Homeowners pointed out that several vacant lots in the community is unkempt and overgrown and needs to be cleaned up. The board has

directed the management company to send out letters to those property owners to clean up their lots.

- Homeowners would like for the newsletters/communicator be printed and put in the box at the park. The board made them aware that copies are printed and available at the Lakes office and free for anyone to pick up.
- Homeowners discussed the level of lake Seneca and asked when the newly installed spillway will be adjusted and when the levels will return to normal. The board announced that the repairs to the spillway will be made as soon as possible and then we would need to wait on another significant rain fall to see if the level goes back to normal.
- Homeowner discussed multiple people in the community continuing to feed the water fowl. He was attacked by a swan on his property and received injuries. His neighbor continues to throw out handfuls of feed to the animals making them to become territorial and they will become aggressive. DNR has been notified. The board reminded the community to not feed any wildlife.

13. Adjournment

- **After no further business being brought before the board, the meeting was adjourned at 12:03**

**Respectfully Submitted,
Karen Clark, PM
Recording Secretary**