

THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
Organization Meeting II of the Board of Directors
MEETING MINUTES
Monday, February 12, 2024 at 6:00 PM
The Lakes Office: 400 Waccamaw River Rd. Suite E

CALL TO ORDER

The meeting was called to order at approximately 6:00 pm by Chris Ophardt.

- Pledge of Allegiance
- Moment of Silence for our Service Members

Public Notification of this meeting has been published, posted, and distributed following the principles of transparency. This satisfies the 10 day requirement for the newly elected board to meet as outlined in The Lakes By-Laws, Article II(c).

ROLL CALL

Chris Ophardt, Stan Fortune, Tom Fontanazza, Michele Ferrante, Jack Price, and Carla Wessells were all present for the meeting.

Invited Guest: The Lakes POA Attorney Paige Bellamy

OPEN BOARD SEAT

Deborah Wolcott submitted her resignation in the Annual Meeting.

- **Discussion point.** Chris Ophardt suggested a formal solicitation of nominations to the membership to fill the board vacancy pursuant to our By-Laws Article III, § B(2) to be taken up by the Board at the next Board meeting.

APPROVAL OF AGENDA

Motion to approve the agenda (CW), seconded, and carried.

APPROVAL OF THE MINUTES FROM FIRST ORGANIZATIONAL MEETING

Chris spoke directly to the members in attendance on 2nd Vice President position added by the Board in the Org I Meeting on Feb 10, 2024.

Motion to approve the minutes (SF), seconded, and carried.

BOARD LEGAL ORIENTATION – PAIGE BELLAMY, PC

- **6: 19 PM: Motion** to enter into **Executive Session** (CW), seconded and the Board left the meeting room to have a discussion with the POA attorney to discuss a legal matter.
Executive Session:
Discussed a lawsuit in the public record, received legal advice on assessment collections.
- **6:41 PM:** The board left Executive Session and the Board Meeting resumed.

BOARD LEGAL ORIENTATION – PAIGE BELLAMY, PC, resumes

- Discussion on The Lakes Code of Conduct and Confidentiality Agreement, Code of Ethics, and Conflict of Interest Agreement. Committees vs Board members. Look to more specifically tailor the documents to The Lakes POA later in the year. Collections, threshold of funds past due vs timeline. Election votes, tellers report, tally from election. Chris will get the report from LITUS. POA is covered by The Homeowners Association Act and The South Carolina Non-profit Corporation Act ("Act"). POA documents can be more specific than the Act, but not more broad. After providing a broad legal overview, Paige Bellamy concluded the Q&A and left the meeting 6:57 PM.

BOARD ASSOCIATION MANAGEMENT COMPANY ORIENTATION

- Chris presented 3 times/days to schedule the orientation and the board agreed to Thursday, February 22, 2024 at 9:00 AM.

COMMITTEE REPORTS

- No Committee Reports were submitted during Part II Organizational Meeting of the Board of Directors.
- Carla requested all reports be submitted in writing.

NEW BUSINESS

- **Board of Directors Contact Information.** Discussion on email, phone, photos.
- **Jack brought up repair of striping review.**
- **Lakes POA Board of Directors Meeting Calendar.**
CO **Motion** to adopt the calendar as proposed for the Board Year 2023-2024, seconded and carried.
- **New Committees.**

a. Standing Committees. *(Board Liaison noted in parenthesis.)*

- i. ACC – Required by Covenant January 30, 1988 *(Tom Fontanazza)*
- ii. Finance and Budget Committee (Formerly Finance Committee) *(Stan Fortune)*
- iii. Storm Water Management Committee *(Stan Fortune)*
 1. Integrates Drainage & Ponds
- iv. Road Committee *(Jack Price)*
- v. Governance Committee (NEW) *(Carla Wessells)*

CO presented a draft Resolution and made a **Motion** to adopt the Standing Committees, seconded (TF), discussion ensued, and adopted unanimously. A Resolution will be presented at the next Board Meeting to be signed by the board of directors.

b. Ad Hoc Committees.

- i. Election Committee (NEW) *(Chris Ophardt)*
- ii. Maintenance Committee *(Chris Ophardt & Michele Ferrante)*
 1. Integrates Beautification
- iii. Community Engagement Committee *(Michele Ferrante)*
 1. Integrates Newsletter, Social Events, Welcome Committee, Office Volunteers

iv. Safety and Security Committee (*Michele Ferrante*)

1. Includes Security Cameras, Safety (Wildlife)

CO presented a draft Resolution and made a **Motion** to adopt the Ad Hoc Committees, seconded (SF), discussion ensued, and adopted unanimously.

The final Resolutions on these two preceding items will be crafted by Paige Bellamy, Lakes POA attorney, to be signed by the Board of Directors.

REVIEW OF COMMITTEE CHARTERS AND PLANNING GUIDANCE

- Overview and board discussion.

TREASURER'S REPORT

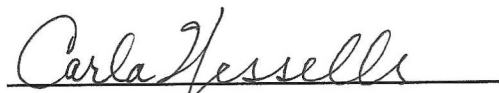
- Secretary-Treasurer provided a limited written report two days post-election. Introduced a draft Fund Balance Sheet to board covering all accounts and what the board receives from LITUS and discussion on redacting sensitive information.
- Contracts to be reviewed, Audit/CPA, Management Company

BOARD GOVERNANCE DISCUSSION

Chris and the board want to be more transparent, discussed what must be redacted, how to release more information to members regarding POA Financials and ACC projects, variances, etc. Carla handed out Bylaws, as amended. Covenants, as amended. Chris handed out draft Code of Ethics, Conflict of Interest, and Confidentiality and Code of Conduct Agreement. All committees, unless they have specific powers granted, are advisory to the board of directors. Board votes and decides as a whole, Officers act as administrators at the direction of the Board. Board discussion, decisions and votes will be in the open and all actions of the Board will be recorded in the Minutes. Board policies were discussed. Anything financial that we put our names to, we will want to have community readings and public comment, community feedback. Chris thanked the owners who came and stated that normal Board meetings will have a public comment portion to it.

ADJOURNMENT

There being no other business to come before the Board, the meeting was adjourned at 8:03 pm.


Carla Wessells, Secretary

Note: times are approximate.