

THE LAKES PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors

MEETING MINUTES

Monday, March 11, 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 6:04 pm by Chris Ophardt.

- Pledge of Allegiance
- Quotes of the day

Public Notification of this meeting has been published, posted, and distributed following the principles of transparency.

ROLL CALL

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

Approximately 25 owners were also present at the meeting.

ADOPTION OF AGENDA

Motion to adopt the agenda after adding Item 6b “Approve Annual Minutes” (CO). With no objections, the Agenda was adopted.

ADOPTION OF THE MINUTES FROM SECOND ORGANIZATIONAL MEETING FEB 12, 2024

Motion to adopt the minutes (CO). With no objections, the Minutes were adopted.

REPORT OF OFFICERS

- **PRESIDENTS REPORT** President gave no report. Briefly engaged the audience.
- **SECRETARY-TREASURERS REPORT** The Secretary-Treasurer gave an extended report to the board for period ending January 31, 2024. The report is submitted to the record.

Introduced the *Consolidated Treasurer’s Report for Owners*, a verified snapshot of all POA accounts to be distributed to owners each month. **Motion** (MF) to adopt the form, seconded and carried.

Introduced the *DRAFT Reserve Fund Investment Policy* and requested it be added to the April BOD Meeting Agenda.

Advised that the *Annual Tax Resolution* was not put to the membership for a Vote in the Annual Meeting. Propose board add that to the May Agenda to be voted on by the owners to correct the record.

LITUS To Let.* Average cost is \$8.37 per door since Feb 2022. In 2024, \$9.25 per door.

Wayne Fussaro, CPA. Requested he move forward with 2023 Audit, 2023 Tax Preparation and confirm he has received financials from LITUS.

Office Lease. Discussed lease payments, CAM fees, property taxes, and costs.

REPORT OF COMMITTEES

Tom Fontanazza reads his letter of resignation to the board of directors and speaks directly to the owners in attendance. His resignation letter is submitted to the record.

- **ACC** – Tom Fontanazza, Interim Chair – did not submit a report to the board. *Oral statement:* Had their monthly meeting March 6th and the committee has 3 new members. Number 1 priority is securing a new Chairman.
- **Community Engagement** – Michele Ferrante, Board Liaison – Submitted a report to the board for the record.
- **Election Committee** – Chris Ophardt, Board Liaison – did not submit a report to the board. *Oral statement:* Special one year seat to serve out TF term in October.
- **Finance and Budget Committee** – Stan Fortune, Board Liaison – did not submit a report to the board. *Oral statement:* Postage and Copy costs.
- **Governance Committee** – Carla Wessells, Board Liaison – Submitted a report to the board for the record.
- **Maintenance Committee** – Ken Ferrante, Interim Chair – Submitted a report to the board for the record. *Oral statement (MF):* Ken and Frank Beck on Committee. Costs up to \$100 per does not require board pre-approval. Beautification Bill Vesely and his team are back for 2024. Chris has reached out to Adopt-A-Highway Program, discussed details and referred to Maintenance Committee. Spring planting event. Chris requested date to coordinate with mulching. Confirmed \$1,000 budget for flowers.
- **Road Committee** – Jack Price, Board Liaison – Did not submit a report to the board. *Oral statement:* Road Striping repair update. Sal Guli and Ken Atkinson are members. 800 feet of Waccamaw River Rd. owned by County between Meadow Woods and Lakes POA.
- **Safety and Security Committee** – Ken Ferrante, Interim Chair – Submitted a report to the board for the record. *Oral statement (MF):* Wildlife, nuisance alligator tags received, signs for posting. Geese. Please don't feed the wildlife. Explained alligator tags to board. Consider speed limit signs that flash (Market Common has these). Addressed getting police presence in our community.
- **Stormwater Management Committee** – Stan Fortune, Board Liaison – did not submit a report to the board. *Oral statement:* the Committee board liaison (Stan) met with Deborah Wolcott and Pond Vendor. Plans to create a Punch List for Developer. Chris referred Stan to download and review the new Horry County Stormwater Design Manual.

CONSENT AGENDA ITEMS

(CW) Amendment to 6. Add Wendy Chandler to committee.

Items Originating from Unanimous Consent between meetings

1. On Feb 13, 2024, a motion was made (CW) to authorize the president to contact the attorney in Charleston to address Case #2022CP2607634; all board members consented.

Items Originating from the President

2. Approval to extend the Quality Towing Inc. Contract, a service-based fee for another year.
3. Approval to authorize the Finance and Budget Committee to review and recommend an amended budget for FY2024 that captures all the expenses and properly organizes the spending line items to conform with modern accounting and budgeting practices.

Items Originating Architectural Control Committee

4. Approval of the nomination of Tom Fontanazza, James P. Higgins, Andrew Majkowicz, and Salvator Guli to be members of the architectural committee.

Items Originating from the Road Committee

5. Approval of the nomination of Salvator Guli, Ken Atkinson, and G. Linda Criscuolo to be members of the Road Committee.

Items Originating from the Governance Committee

6. Approval of the nomination of Richard "Carl" Armstrong, Debra "Debi" O'Dell, and Wendy Chandler to be members of the Governance Committee.

Items Originating from the Maintenance Committee

7. Approval of the nomination of Frank Beck to be a member of the Maintenance Committee

Items Originating from the Community Engagement Committee

8. Approval of the nomination of Sandra Souther to be Vice Chair of the Community Engagement Committee

Items Originating from the Safety and Security Committee

9. Approval of the nomination of Dennis Brown to be a member of the Safety and Security Committee
- **Motion** to adopt the Consent Agenda (SF), seconded and carried.

VACANCY APPOINTMENT POLICY

Motion to adopt the Vacancy Appointment Policy (MF), seconded and carried.

APPOINTMENT OF COMMITTEE CHAIRS

- **Maintenance Committee**

Motion to approve Ken Ferrante as Chair of the Maintenance Committee (CW), seconded and carried.

- **Community Engagement Committee**

Motion to approve Michele Ferrante as Chair of the Community Engagement Committee (JP), seconded and carried.

- **Governance Committee**

Motion to approve Carla Wessells as Chair of the Governance Committee (MF), seconded and carried.

- **Safety and Security Committee**

Motion to approve Ken Ferrante as Chair of the Safety and Security Committee (CW), seconded and carried.

- **Election Committee**

Motion to approve Chris Ophardt as Chair of the Election Committee (CW), seconded and carried.

- **Roads Committee**

Motion to approve Jack Price as Chair of the Roads Committee (MF), seconded and carried.

MAINTAINING POA COMMON AREAS

- **Amazing Blades Contract Amendment**

Owner brought up that some owners maintain common area buffering their property. This is POA property and the responsibility of The Lakes POA. Bob White offered to share

Motion to Amend (CO) the Amazing Blades Contract \$4,680 to include the POA maintenance areas with notification to homeowners and they're ability to opt out before we start mowing, carried unanimously.

ROAD MAINTENANCE RESERVE INVESTMENT FUNDS

- **Motion** (SF) to allocate \$1,814.25 from the Road Reserve Maintenance Fund; \$1,018.93 from interest payment in November deposited in the Road Maintenance Reserve Fund, plus an additional \$795.32, to the Edward Jones Reserve Investment Account to a 6-month and a 9-month CD, seconded and carried.

LITUS* to Let

- **Motion** (SF) to terminate LITUS* To Let violation inspections, seconded and carried.
- **Motion** (CO) to request a refund in the amount of \$2,333.33 for payments made from The Lakes POA accounts to pay for LITUS* To Let for 8 violation inspections not performed in 2023, carried unanimously.

- **Motion** (CO) to terminate the additional service of LITUS* To Let annual storage fee effective March 31, 2024 and request a \$631.25 refund for 3 months of unused storage, seconded (MF), and carried.

ROADS IN POA owned by “The Lakes at Myrtle Beach, Inc.”

- **Motion** (JP) to authorize President to refer to our POA Attorney to reach out to the deceased developer’s estate to recover our roads, seconded and carried.

DOG WASTE STATIONS

Motion (SF) to authorize the Maintenance Committee to solicit requests for proposals for servicing Dog Waste Stations which includes disposing of the waste properly and doing a 10-foot circle around the station itself, germiciding and providing bags, seconded and carried.

Discussion: Board will engage community on whether to keep the dog waste stations or not, and does the community want to spend \$6,300+/- for the year to have a waste station company maintain them? The Board does not think community volunteers should be handling such environmental waste as there may be health hazards.

MANAGEMENT CONTRACT

Motion (CO) to authorize the Governance Committee to develop an RFP for POA Management Services Contract, carried unanimously.

Discussion: RFP will be sent out for community feedback.

ROAD STRIPING AND PAINTING

Motion (CO) to authorize the Road Committee to develop an RFP and secure bids to complete striping on Waccamaw River Road and Cooper River Road, paint stop sign stop bars, and speed hump and street chevrons according to Horry County specifications, carried unanimously.

Motion (SF) to accept the estimate from Harrelson Construction Company to perform the repairs and approve the \$2,000 deposit, seconded and carried.

Discussion: Chris will provide a resolution for LITUS to secure the \$2,000 deposit check.

PUBLIC COMMENT PERIOD

ADJOURNMENT

There being no other business to come before the Board, the meeting was adjourned at 8:31 pm.


Carla Wessells, Secretary

Note: times are approximate.