

THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
Organization Meeting III of the Board of Directors
MEETING MINUTES
Thursday, February 22, 2024 at 9:00 AM
The Lakes Office: 400 Waccamaw River Rd. Suite E

The meeting was called to order at approximately 9:08 am by Chris Ophardt.

- Chris made a **Motion** for the Approval of Agenda and with unanimous consent the agenda was **Approved**.
- **Motion** (CW) to waive any irregularities of notice, seconded (MF) and carried.

ROLL CALL

Chris Ophardt, Stan Fortune, Tom Fontanazza, Michele Ferrante, Jack Price, and Carla Wessells were all present for the meeting along with special guest, Doug Millar from LITUS* To Let.

PRESENTATION WITH LITUS

- Overview Presentation to Board of Directors by LITUS* To Let with Q&A., concluded at 10:10 am and Doug Millar left the meeting.

NEW BUSINESS

- Jack Price requested striping to be moved from April to May 30 or 31st, for seal coating due to better weather conditions. Has one bid for the rest of Waccamaw. Chris requested that the bid be sent to the board. Each board member had several questions regarding the repair project. Chris asked Jack also send the repair estimate to the board. The board agreed that the repair project is approved and a \$2,000 deposit is coming out of the insurance funds. Questions on the road closure during repairs were being asked when the meeting was interrupted at 10:22 am. Doug Millar walked back into the meeting with Brandon Guignon, of Guignon Investments, to introduce the new board to the landlord. Brandon answered some questions and left the meeting at 10:27 am.

EXECUTIVE SESSION

- Motion to enter Executive Session (SF), seconded (MF), and carried to discuss a legal matter at 10:27 am.
- The board left Executive Session at 10:47 am.

ADJOURNMENT

There being no other business to come before the Board, the meeting was adjourned at 10:52 am.



Carla Wessells, Secretary

Note: times are approximate.