

THE LAKES
PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS SPECIAL MEETING
August 27, 2014

Pursuant to call, a Quarterly Members Meeting of The Lakes Property Owners Association, Inc. was held on Wednesday, August 27, 2014, commencing at 7:00 PM at LITUS* To Let's office, Tideland Bank Building, 11915 Plaza Drive, Murrells Inlet, SC 29588.

Dick Corkum, President of the Board called the meeting to order as Chairman at 7:00 PM. The Chairman established that there was a quorum present to conduct the meeting. The following Board Members were in attendance:

Dick Corkum, President
Frank Murawski, Vice President
Pat Keelan, Secretary
Bill Powell, Board Member at Large
George Duhaime, Member at Large
Ron Estock, Treasurer Committee

The following Board Members were not in attendance:

Garry Youmell, Treasurer
George Eber, Member at Large

LITUS* To Let, Managing Agent for the Association, was represented by Tracey Pulido, Community Manager.

New Business

Dues- Dick Corkum brought to the Board the decision of raising or not raising the HOA Annual Assessment. After lengthy discussion it was:

Upon a motion by George Duhaime, seconded by Frank Murawski and with no objections from the board in attendance, it was:

MOVED: Approved to keep the Annual Assessments at \$383.00 for 2015

Pat Keelan then counter motioned to have it raised to \$400.00 and revisit it next year, with no second from the Board.

Upon a motion by George Duhaime, and seconded by Frank Murawski it was:

MOVED: To close Pat's counter motion.

Ashley River Road Paving- Dick stated that Ken would be sending out letters to the Ashley River Road homeowners and that the paving would begin in October and would be finished before Thanksgiving.

2014 Volunteer of the Year- The Board discussed nominees for the Volunteer of the year. Michelle Burkholder and Craig Wright were both nominated.

Upon a motion by Pat Keelan, seconded by Bill Powell and with no objections from the board in attendance, it was:

MOVED: To award Michelle Burkholder with the 2014 Volunteer of the Year Award.

Drainage- Dick Corkum addressed the Board in regards to a letter Mrs. Koldyke has written asking the POA to consider reimbursement for some of the cost she paid to have the drainage issues fixed. After discussion the board decided to have Steve Ouverson look into this from a legal standpoint.

Frank Murawski has had the opportunity to talk with some homeowners (Rob Young, Dave Fuss, Matt Securo), requesting their help in volunteering on a drainage committee. He has only heard back from Rob and he was interested in volunteering.

Surfside PO Box- The Board was asked if they want to keep the Surfside PO Box or close it. Tracey Pulido expressed that it is mostly junk mail that is delivered to that address. There were a few homeowners that send their payments there so a notice of some sort would need to be sent out to all homeowners. Pat questioned if the PO Box was The Lakes legal address. Dick will check with Doug and Steve. But if not, all board members are in favor of closing it.

Ballot Results- Dick stated that neither of the amendments passed due to a lack of a quorum but that the majority of homeowners that responded voted “yes”. He would like to resend it and try to reach the quorum again. We will, after 30 days, give the Board a list of homeowners that have not responded. Board decided that the prepaid envelopes will be provided.

Annual Meeting Mailing- It was discussed that the Annual Meeting mailing will include the following: Notice, nomination form, proxy, bio sheet, ballot and a return envelope with postage.

Meeting Schedule- Dick asked the Board about having meetings the 1st Monday before quarterly members meeting. The board decided to just have a meeting called if its needed.

Old Business

Newsletter- Dick stated Louis was upset about not having any articles. Frank’s thought was that they get reminders so far in advance that he forgets.

Whittington- Mrs. Whittington called Doug and stated she signed the release with her attorney and it has been sent to Mr. Whittington’s attorney. The POA needs both signatures before a check will be cut to settle it. Mrs. Whittington is asking permission to move the garage to the front of the house rather the building in the back of the yard. Jim Barrett is asking for the Board to give permission to send out the letter to Mrs. Whittington for approval from the ACC Board. Board has approved the letter being sent.

Camera- Frank discussed the cameras; Stated there was a snag in the installation with the SCDOT due to construction with the road projects, it being installed in the easement and in the way of the entrance being completed. They are looking into putting an antenna up on the gazebo temporarily. Frank will ask if this is something that can be permanent.

Gas- Dick brought to the board an idea from George Duhaime in regards to the fence and the gas line and DR Horton. Send a proposal to DR Horton that if they want to install the new fence and run the gas line that it's their financial responsibility. Then they **MUST** send out the survey to see what the interest is in the community. Frank was opposed to this idea. He feels that if it's not guaranteed free of charge to everyone in the community then it's not fair to the community as a whole. It was asked by Bill Powell why this is being brought back up because the board already voted "NO".

Fence- Dick asked the Board their opinion on the fence proposed by DR Horton. Pat stated that the survey that went out to the community was not authorized by the board. Why was it sent out? Pat also stated that Garry told him he wants NO part of the fence until the entrance is completed. Frank thought the rocks were very dangerous and need to come out and George Duhaime agreed with him. Frank suggested replacing the rocks with posts.

Other Business

Pat Keelan asked about the trailer being kept at Larini's property. Dick will discuss it with attorney and see what the mortgage is on it and if it's worth going after them. Dick also mentioned that the Board should have proof of the trailer for court purposes.

Dick asked the Board when they would like to elect the new officer positions. In the past it was done after the Annual Meeting then change to holding a meeting on another date. Since the Board does not meet monthly anymore.

Upon a motion by Pat Keelan, seconded by Frank Murawski and with no objections from the board in attendance, it was:

MOVED: Approved to elect the officer position directly after the 2014 Annual Meeting.

Next meeting Date

The next meeting date; TBA

Adjournment

With no further business to come before the Board and upon a motion by Dick Corkum, seconded by George Duhaime and with no objections, it was;

MOVED: Approved to adjourn the meeting at 9:03 PM.

Tracey Pulido