

THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
Monday, August 12, 2024, at 5:00 PM
Location: The Lakes Office, 400 Waccamaw River Rd. Suite E

CALL TO ORDER

- The meeting was called to order at 5:20 PM by Chris Ophardt.

PLEDGE OF ALLEGIANCE AND INVOCATION

- Chris Ophardt led the Pledge of Allegiance and a moment of silence.

PUBLIC NOTIFICATION

- It was noted that public notification of this meeting was published, posted, and distributed according to the principles of transparency.

ROLL CALL

- **Present:** Chris Ophardt (President), Stan Fortune (1st Vice President), Carla Wessells (Secretary/Treasurer), Michele Ferrante (Member at Large), , Michael Dandrea (Member at Large), GG Criscuolo (Member at Large).
- **Absent:** Jack Price (Member at Large)

ADOPTION OF AGENDA

- A motion to adopt the agenda was made, seconded, and carried unanimously (6-0).

OFFICER REPORTS

- **President's Report:** Chris Ophardt highlighted the successful Special Board Meeting held on July 24, where the Board interviewed the three finalist management companies. He also updated the DR Horton/RS Parker closeout punch list, noting that the remaining items included addressing stormwater issues and repairing common area sprinklers.
- **Secretary/Treasurer's Report:** Carla Wessell presented the financial report and resignation letter.

COMMITTEE REPORTS

- **ACC (Architectural Control Committee):** Chair Pat Higgins reported 18 new projects opened in July, most of them by new residents of Saluda River Rd.
- **Finance and Budget Committee:** Chair Stan Fortune deferred his report to Agenda items.
- **Stormwater Management Committee:** Chair Stan Fortune updated the status of drainage on Saluda River Rd and provided an update on pond maintenance.

- **Road Committee:** Co-Chair Ken Atkinson updated the Road Striping project and asked for volunteers.
- **Governance Committee:** The Board thanked Carla and the committee for excelling on the new management company selection process. The committee provided the board with all the necessary materials for an open and transparent process.
- **Election Committee:** Acting Chair Chris Ophardt stated that the New Management Company would review and update our election documents to reflect their internal processes.
- **Maintenance Committee:** Chair Ken Ferrante was working to get the sprinklers fixed.
- **Community Engagement Committee:** Chair Michele Ferrante is working on the Newsletter. Office hours for the POA offices were still trying to be coordinated.
- **Safety and Security Committee:** No Report.

NEW BUSINESS

1. **Approval of the Consent Agenda:**
 - The motion was made by GC, seconded by CW, and carried unanimously (6-0).
The board approved:
 1. Waiving of RV parking Fee for medical reasons for a home on Cooper River Rd
 2. Waiving two \$20 Admin fees for Santee River Road
 3. Approved the Scope of Work for road project repairs on Saluda River Rd, Enoree Ct, and Lumber Court.
2. **Acceptance of Carla Wessells' Resignation from Secretary/Treasurer Position:**
3. **Nomination for Secretary-Treasurer:**
 - President CO nominated VP SF for the position, seconded by MD and carried unanimously (6-0).
4. **Approval to Split the Position of Secretary-Treasurer:**
 - A motion was made by SF, seconded by MD, and carried unanimously (6-0) to split the position into two separate roles.
5. **Nomination for Treasurer:**
 - A motion was made by MD and seconded by CO to nominate LC to the position of Treasurer and carried unanimously (6-0)
6. **Approval of the New Management Company:**
 - Motion was made by MD, seconded by MF, to approve Waccamaw Management Company starting October 1, 2024
 - Motion was made by LC, seconded by CO to amend the motion to read Approval for the President to negotiate the contract with the new management company, and carried unanimously (6-0)
 - New Motion, Approval for the President to negotiate the contract with the new management company, and carried (5-1, LC dissenting)

7. Review of Legal Guidance on Common Areas:

- CO and MF presented the following information:
 1. 100% of members needed to sell common areas
 2. The board can establish maintenance policies on common area landscaping
 3. An outside contractor should review violations by property owners of road easements, and recommendations should be presented to the board.
 4. Split opinion on Enjoyment easement CCR&E around lakes. It will take 75% or 100% of all Homeowners to change.
 5. IF RIDE IV – SELL/SC HWY 22 Extension is approved by voters, funding approved by Council, and land purchasing is authorized, the Lakes Board of Directors should retain legal counsel.

8. Approval of Lakes Property Owners Association Water Restriction Policy:

- A motion was made by MF, seconded by MD, and defeated (5-1 with CO voting in favor).

9. Approval of Lakes Property Owners Association Rental Restriction Policy:

- A motion was made by MF and seconded by MD. The motion was tabled (6-0) to wait for the vote outcome of the CCR&E Amendments and input from the new management company.

10. Approval of the Fine Policy and Procedures:

- A motion was made by MD, seconded by SF. The motion was tabled (6-0) to wait for the vote outcome of the CCR&E Amendments and input from the new management company.

11. Approval of the Bylaw and CCR&E Amendments to be placed on the October Ballot

- A motion was made by MF, seconded by SF, and approved unanimously with marked changes (6-0).

12. Approval to Post the Rules and Regulations for 30-Day Comment:

- The motion was made MF, seconded by SF, and carried unanimously (6-0) to post the rule changes for a 30-day comment period, ending September 10, 2024.

13. Approval to Hire The Earthworks Group for Hatteras River Road Bridge Assessment:

- The motion was made by SF, seconded by MD, and carried unanimously (6-0) to authorize the spending of \$3,700.

14. Approval to bid for the road repair project located between 539 and 540 Saluda River Rd and the 4'x4' repair near 555 Enoree Ct for no more than \$43,000.

- The motion was made by SF, seconded by LC, and carried unanimously (6-0) to authorize the spending up to \$43,000.

15. Approval to bid for the road repair project of Lumber Court for no more then \$30,000.

- The motion was made by MF, seconded by CW, and carried unanimously (6-0) to authorize the spending up to \$30,000.

16. Approval of the scope of work for repaving Catawba Ct and the 215' x 20' section of Catawba River Rd for no more than \$50,000.

- The motion was made by SF, seconded by MD, and tabled (6-0) to allow the Road Committee to provide a list of projects in order of priority.

17. Approval of the scope of work to construct five asphalt speed humps at locations on Waccamaw River Rd, Ashley River Rd, and Saluda River Rd for \$27,000.
 - The motion was made by MF, seconded by MD, and tabled (6-0) to allow the Road Committee and Safety Committee to provide more cost-effective options.
 18. Approval of the scope of work for the Seneca Lake Weir at a cost of \$10,500.
 - The motion was made by SF, seconded by MD, and carried unanimously (6-0).
 19. Review of the ACC Impact fee schedule to replace deposits
 - The board authorized the ACC to develop an Impact fee schedule to replace deposits to be considered by the board.
 20. Review of the 2025 Budget Courses of Action
 - A possible 10% or a \$600 property assessment outline was presented for discussion. Also, the estimates for repairing, widening, and installing stormwater along Waccamaw River Road. Review of the Pool status in the community.
- The meeting was adjourned at 10:00. A motion to adjourn was made, seconded, and carried.

Christopher Ophardt

Date: