

THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
Meeting Minutes
Monday, September 9, 2024, at 6:00 PM
Location: The Lakes Office, 400 Waccamaw River Road, Suite E

CALL TO ORDER

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

- Chris Ophardt led the Pledge of Allegiance and a moment of silence for family, friends, and community members who may be going through a tough time.
- Public notification of the meeting had been published, posted, and distributed following the principles of transparency.

ROLL CALL

- Board Members Present: Chris Ophardt, Stan Fortune, Michele Ferrante, Jack Price, Michael Dandrea, GG Criscuolo.
- Carla Wessells was absent.
- Approximately 16 homeowners were also in attendance.

ADOPTION OF AGENDA

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

REPORT OF OFFICERS

- **President's Report:** Presented by Chris Ophardt (details were unclear in the source materials).
- **Secretary's Report:** GG Criscuolo, Secretary, reported no updates.
- **Treasurer's Report:** Stan Fortune, Treasurer, reported that cleanup of spending has been successful and that the new management company has provided more resources to help keep finances in check. The Treasurer's Report for 9/09/2024 was attached to these minutes.

REPORT OF COMMITTEES

- **ACC (Architectural Control Committee):** Chair Pat Higgins reported eight new projects opened in August, with eight projects closed.
- **Finance and Budget Committee:** Stan Fortune presented the Treasurer's Report.
- **Stormwater Management Committee:** Stan Fortune provided an update, attached to the 9/09/2024 minutes.
- **Road Committee:** Chair Jack Price reported that all bids for roadwork came in under budget. After discussion, a contract should be awarded to allow scheduling and the start of work. Road striping has been completed in the community.

NEW BUSINESS

- **Motion #8 (MD):** A motion was made to approve the consent agenda, seconded, and carried (6-0).
- **Motion #9 (MF):** A motion was made to go into Executive Session, seconded, and carried (6-0).
- **Motion #10:** Discussion took place on the legal advice received from Executive Session, including negotiations with LITUS Management, the status of three roads the Lakes do not currently own, and updates to the CCR&E amendments.

GOVERNANCE COMMITTEE

- **Carla Wessells, Chair:** The committee completed its work and provided recommendations for the Board's consideration.

SAFETY AND SECURITY COMMITTEE

- **Ken Ferrante, Chair:** Reported on ongoing issues with stop signs and speed enforcement. Additionally, there were discussions on new methods to prevent speeding. Sargent Graham was working to improve the system. It was also reported that feeding wildlife in Horry County is illegal.

MAINTENANCE COMMITTEE

- **Ken Ferrante, Chair:** Reported that two leaks were fixed, the speed trailer and lights at Swan Lake were repaired, and cleanup efforts were ongoing.

COMMUNITY ENGAGEMENT COMMITTEE

- **Michele Ferrante, Chair:** Reported that the Art in the Park event was a success despite the weather, raising \$800 for the community. Recommendations were made for office hours by appointment due to lack of use.

NEW BUSINESS

- **Motion #11 (MD):** The Board voted to close the 30-day comment period on the amended rules and regulations and send them to Horry County. The motion passed (6-0).
- **Motion #12 (MD):** The Board approved adding Corporate Transparency Act Services through Waccamaw Management (Financial Impact: \$495 annually). The motion passed (6-0).
- **Motion #13 (MD):** The Board approved a Bathymetry Study of all lakes (Financial Impact: \$5,000) to assist in developing a dredging plan. The motion passed (6-0).
- **Motion #14 (MD):** The Board approved the removal of Apple Snail eggs from the drainage pipes around the Lakes (Financial Impact: \$400). The motion passed (6-0).
- **Motion #15:** The Board reviewed bids for concrete road repairs, awarding the contract to Coastal Asphalt (Financial Impact: under \$73,000). The motion passed (6-0).

- **Motion #16 (MF):** The Board approved the purchase of a trencher for \$843 to clean out drainage swales in-house. The motion passed (6-0).

ADJOURNMENT

The meeting was adjourned at 8:50 PM following a motion (JP), seconded and carried.

Date: _____

G. Linda Criscuolo, Secretary

NOTE: All times are approximate