



**The Lakes Property Owners Association, Inc.
Board of Directors Meeting
Monday, January 13, 2025
400 Waccamaw River Road, Suite E
6:00 PM**

OPENING OF MEETING

The Regular Meeting of the Board of Directors was called to order at 6:08 p.m. on January 13, 2025.

President, Chris Ophardt:

- Pledge of Allegiance
- Invocation
- Moment of Silence

Board members present were Chris Ophardt, GG Criscuolo, Stan Fortune, Larry Stevens, Sally Gorman, and Julia Stafford. Also present, representing Waccamaw Management, were Association Manager, Eric Poorman, and Community Specialist, Amanda Waters, who served as Recording Secretary.

APPROVAL OF 2024.12.13 Lakes POA Part I Organizational Meeting Minutes

The Board reviewed the meeting minutes from the Part I Organizational Meeting Minutes held on December 13, 2024.

MOTION **Chris Ophardt made a motion to approve the 2024.12.13 meeting minutes.**

SECONDED **GG Criscuolo**

VOTE **Aye, Unanimous**

MOTION CARRIED.

OFFICER REPORTS

- **Presidents Report** – Chris Ophardt advised the 2025 Assessments were sent out 1/6/25 with an explanation of why they were late. An announcement was also posted on TownSq. Chris also provided an update on the swans. As of 1/13/25, 5 dead swans were reported. The vendor advised that it could be due to the bird flu (DNR is tracking), human feeding, or because their food source is low, they are eating apple snails. This will continue to be monitored.

- **Vice President** – GG Criscuolo thanked the Board for interviewing applicants for vacancy.
- **Secretary** – No report from Sally Gorman.
- **Treasurer** – No report from Larry Stevens. Eric Poorman stated financials will be posted, all of the standard bills have been posted and processed, and we should have end of year financials soon.

COMMITTEE REPORTS

- **ACC** – Pat Higgins not present. It was reported that 3 projects have been submitted, 0 projects closed out for December, 1 home is getting ready to close, 1 home is in the application process, and there are around 5 buildable lots left.
- **Maintenance Committee** – Ken Ferrante not present. It was reported the stop sign is being tracked and they are checking into the fountain that shut off.
- **Community Engagement Committee** – Michele Ferrante not present. It was reported that the tree lighting went well; however, it conflicted with the Surfside Beach parade. Approximately 25 residents attended. Sally Gorman/Julia Stafford will assist with community newsletter.
- **Safety and Security Committee** – Ken Ferrante not present.

NEW BUSINESS

- **Nomination of the vacant Board of Directors Seat** – Michele Ferrante vacated her seat on the Board of Directors. The Board received two applications to sit on the Board for the remainder of Michele's term. Applicants were interviewed by Chris Ophardt, GG Criscuolo, Sally Gorman, and Julia Stafford. One applicant withdrew. GG Criscuolo nominated applicant, Frank Angiuli.

MOTION	Sally Gorman made a motion to approve GG Criscuolo's nomination of Frank Angiuli
SECONDED	GG Criscuolo
VOTE	Aye, Chris Ophardt, GG Criscuolo, Sally Gorman, and Julia Stafford

MOTION CARRIED.

The Board welcomed Frank Angiuli to the Board of Directors.

- Reauthorization of the following Ad HOC Committees: Election Committee, Maintenance Committee, Community Engagement Committee, and the Safety and Security Committee

MOTION	Stan Fortune made a motion to reauthorize the above committees
SECONDED	Larry Stevens
VOTE	Aye, Unanimous

MOTION CARRIED.

- Nomination and approval of Ken Ferrante as the Safety and Security Committee Chairman

MOTION **Larry Stevens made a motion to approve Ken Ferrante as the Safety and Security Committee Chairman**

SECONDED **Stan Fortune**

VOTE **Aye, Unanimous**

MOTION CARRIED.

- Nomination and approval of Ken Ferrante as the Maintenance Committee Chairman

MOTION **GG Criscuolo made a motion to approve Ken Ferrante as the Maintenance Committee Chairman**

SECONDED **Larry Stevens**

VOTE **Aye, Unanimous**

MOTION CARRIED.

- Nomination and approval of Michele Ferrante as the Community Engagement Committee Chairwoman

MOTION **Stan Fortune made a motion to approve Michele Ferrante as the Community Engagement Committee Chairwoman**

SECONDED **GG Criscuolo**

VOTE **Aye, Unanimous**

MOTION CARRIED.

- Nomination and approval of Larry Stevens as the Stormwater Committee Chairman

MOTION **Stan Fortune made a motion to approve Larry Stevens as the Stormwater Committee Chairman**

SECONDED **GG Criscuolo**

VOTE **Aye, Unanimous**

MOTION CARRIED.

- Nomination and approval of Jack Price and Ken Atkinson as the Roads Committee Co-Chairmen

MOTION **Stan Fortune made a motion to approve Jack Price and Ken Atkinson as the Roads Committee Co-Chairmen**

SECONDED **Larry Stevens**

VOTE **Aye, Unanimous**

MOTION CARRIED.

- Nomination and approval of GG Criscuolo as the Elections Committee Chairwoman

MOTION **Stan Fortune made a motion to approve GG Criscuolo as the Elections Committee Chairwoman**

SECONDED **Larry Stevens**

VOTE **Aye, Unanimous**

MOTION CARRIED.

- Approval of up to \$7,000.00 from budget line 5225 for community mulching, pine straw covering on berms along Sawn Lake, trimming, and sea grass maintenance

MOTION **GG Criscuolo made a motion to approve funds**

SECONDED **Frank Angiuli**

VOTE **Aye, Unanimous**

MOTION CARRIED.

- Approval of up to \$500.00 from budget line 5225 for common area fire ant treatment

MOTION **Larry Stevens made a motion to approve funds**

SECONDED **Stan Fortune**

VOTE **Aye, Unanimous**

MOTION CARRIED.

- Approval of up to \$500.00 from budget line 5615 for the purchase of replacement American, POW, and South Carolina Flags for the front three flagpoles along the US17 Bypass

MOTION **Frank Angiuli made a motion to approve funds**

SECONDED **Larry Stevens**

VOTE **Aye, Unanimous**

MOTION CARRIED.

- **Fence Damage Update** – Waccamaw River Road: 4 posts are damaged and need to be replaced, 4 fence rungs are damaged and need to be replaced, and 2 sections of fence will need to be replaced. Santee River Road/Cul-de-sac Damage (car accident): quotes have been requested for fence removal and replacement of the 3 damaged sections.

Quotes have been requested from All American Fencing and Elite Coastal Fencing.

- **Grass Damage Update** – Amazing Blades assessed damage caused by pickup truck. They recommended to roll and patch the area with seed in the spring because the roots are still intact.
- **Stormwater Drainage Issue Update** – Drainage issues on Seneca River Road, Waccamaw River Road between Winyah Bay Road and Gilliam Loop, intersection of

Edisto River Road and Waccamaw River Road, and swale repairs behind homes on Winyah Bay Road (per lawsuit settlement).

Amazing Blades will provide bids for the following: Seneca River Road, Waccamaw River Road (between Winyah Bay Road and Gilliam Loop), and intersection of Edisto River Road and Waccamaw River Road. Recommended to install 6' pipe covered with sand and a drain cover at the street extending back to the lake on Seneca River Road and to cover the pipe with sod to maintain the swale between the houses. Recommended to conduct small-scale regrading and replace sod in the common area where the grass is higher than the road to improve water flow.

Elite Coastal Landscaping will provide bids for the following: swale repairs behind homes on Winyah Bay Road and Seneca River Road.

- **Historical Assessment Review Update** - Chris Ophardt advised the Board reviewed the history of assessment increases and consulted with Shaun W. Cranford of Cranford Law. Paige Bellamy, Association Attorney, is reviewing and her response is pending. The Board will await final legal opinion and continue to document process fully.
- **Homeowner Comment Period** – The Board and Waccamaw Management addressed homeowner comments.

ADJOURNMENT

With no further business to discuss, GG Criscuolo made a motion to adjourn the meeting at 7:52 p.m. The motion was seconded by Stan Fortune.

Respectfully Submitted:

Amanda Waters
Recording Secretary

Accepted:

Sally Gorman
Secretary