

2024 Annual Meeting Minutes

The Lakes Property Owners Association, Inc.
Annual Members Meeting
December 7, 2024 10:30 AM
Oceanside Village Community Center, Surfside Beach

10:30 am Opening Ceremonies

President Chris Ophardt:

- Pledge of Allegiance
- Invocation
- Moment of Silence

Call Meeting to Order: 10:42 a.m.

Roll Call

GG Criscuolo, Michael Dandrea, Chris Ophardt, Jack Price and Carla Wessells were present for the meeting. Stan Fortune was absent.

Welcome of Waccamaw Management with Eric Poorman, Association Manager and Ann Rigoli, Community Specialist, Amanda Waters, Community Specialist, and Katherine Bellantoni, Community Specialist, in attendance.

President Chris Ophardt examined the Proof of Mailing of the Notice of the Annual Members' Meeting and noted that the Proof of Mailing along with a sample of the Notice which had been distributed to the membership would be filed with the official records of the meeting.

Verification of Quorum

Association Manager Poorman of Waccamaw Management confirmed the presence of a quorum by stating "412 proxies were received prior to the meeting", which met the 51% required by the By-Laws.

Approval of 2023 Annual Meeting Minutes – Per a previous meeting the 2023 The Lakes Property Owners Association Annual Meeting Minutes for October 27, 2023 were previously adopted on March 11, 2024.

Reports of Officers

- **President's Report** – Chris Ophardt highlighted ongoing community issues, stated the 2025 assessments will be \$465.00 monthly, addressed concerns such as speeding, parking violations, and drainage issues. He discussed the 5 Year Plan from the Roads Committee and that Michele Ferrante has resigned from the Board.

Committee Reports

- **ACC (Architectural Control Committee)** – Pat Higgins provided updates and answered homeowner inquiries.

- **Stormwater Management Committee** – Chris Ophardt discussed the Stormwater Management information.
- **Road Committee** – Jack Price reported on the work of the Road Committee.
- **Governance Committee** - Chris Ophardt reported on the governance information.
- **Election Committee** - Chris Ophardt discussed the election process.
- **Maintenance Committee** – Michele Ferrante provided updates on behalf of Ken Ferrante.
- **Safety and Security Committee** – Michele Ferrante provided updates on behalf of Ken Ferrante and submitted the committee's written report.
- **Community Engagement Committee** – Michele Ferrante provided updates.
- **Special Committee to Review the Association Financial Records from 2018 – 2023**
- **Finance and Budget Committee** – Chris Ophardt and Carla Wessells discussed the information.
- **Finance and Budget Committee** - Chris Ophardt and Carla Wessells discussed the finance report.
 - Review of the 2025 Proposed Assessment discussed by Chris Ophardt.

New Business

- **Reading of Tax Resolution** – Chris Ophardt read the Tax Resolution. A Motion to approve the Tax Resolution was made from the floor, seconded and adopted by voice vote.
- **Nomination of John Harkin to replace George Molina on the Architectural Control Committee.** A Motion to approve the nomination was made (Michael Dandrea), seconded (G Criscuolo) and adopted by voice vote.
- **Election of Directors**
There are four open seats on the Board with GG Criscuolo, Michael Dandrea, Jack Price and Carla Wessells' terms expiring. Four (4) people returned their application to run for an open seat on the Board: GG Criscuolo, Sally Gorman, Larry Stevens, and Julia Stafford.

Chris Ophardt opened the meeting to nominations from the floor; there were none. With no further nominees, a motion was made to close the nominations. A Motion to approve to close the nominations from the floor was made from the floor, seconded and adopted by voice vote.

There are four (4) nominees for four (4) positions on the Board. Chris Ophardt entertained a motion that the membership approve by acclamation the election of GG Criscuolo, Sally

Gorman, Larry Stevens, and Julia Stafford to serve on the Board of Directors. Chris Ophardt announced the newly elected Board members as follows:

GG Criscuolo
Sally Gorman
Larry Stevens
Julia Stafford

- **Results of By-Laws Proposed Amendments**

Chris Ophardt announced the By-Laws Amendments were passed as a majority of the quorum of members present in person and by proxy approved all four (4) amendments.

- **By-Laws Amendment – 1 - II. MEMBERS MEETINGS**

The annual members meetings shall be held at the office of the Association between the hours of 8:00 am and 7:00 pm on the fourth Saturday in October in each year for the purpose of electing directors and of transacting any other business authorized to be transacted by the members; provided, however, that if that day is a legal holiday, the meeting shall be held at the same hour on the next day. The annual meeting may be waived by unanimous agreement of the members in writing.

- **By-Laws Amendment 2 - III. BOARD OF DIRECTORS**

The initial Board of Directors of the Association (hereinafter referred to as the "Board") shall consist of seven (7) persons. All of the Board shall be members of the Association. Only one individual from any given property within the Association may serve on the Board of Directors at any time. In cases where an individual or a group owns multiple properties within the Association, only one person representing those properties may hold a position on the Board of Directors.

- **By-Laws Amendment 3 - III. BOARD OF DIRECTORS, B. Election of Directors** shall be conducted in the following manner:

Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation, or removal of a director, his successor shall be selected by the remaining members of the Board. Vacancies in the Board shall be filled until the unexpired term of his predecessor.

- **By-Laws Amendment 4. V. OFFICERS**

D. The secretary shall keep the minutes of all proceedings of the directors and members. He shall attend to the giving and serving of all notices to the members and directors and other notices required by law. He shall keep the records of the Association, and shall perform all other duties instant to the office of a secretary of an Association and as may be required by the directors or the president.

E. Treasurer - shall have custody of all property of the Association, including the financial records, funds, securities, and evidence of indebtedness. He shall keep the books of the Association in accordance with generally accepted accounting principles (GAAP), and he shall perform all other duties instant with the office of treasurer.

- **2025 Assessments**

Chris Ophardt announced the 2025 Assessments have been mailed to owners.

- **Recognition of the Outgoing Board Members** – Michael Dandrea, Jack Price and Carla Wessells was acknowledged by Chris Ophardt.
- **Adjournment** – 11:48 am A Motion to adjourn made (Hollander), seconded and carried to adjourn the meeting.

Approved:

Ann Rigoli, Recording Secretary

Chris Ophardt, President

Date Approved

DRAFT