

THE LAKES PROPERTY OWNERS ASSOCIATION

MINUTES FROM JULY 14, 2025 Board Meeting

Approved at the August 11, 2025 Board Meeting

In attendance:

Stan Fortune, President

GG Criscuolo, Vice President

Frank Angiuli, Treasurer

Larry Stevens, Member at Large

Julia Stafford, Member at Large

The meeting was called to order at 6:10 p.m. and the Board immediately went into executive session as detailed in the meeting agenda. The motion to go into executive session was made by Frank, and Larry seconded the motion. With no nay votes, the board went into executive session.

The executive session ended at 7:00 p.m.

The open board meeting was called to order at 7:08 p.m.

The agenda was adopted and approved by the board after a motion from Larry, with Frank seconding the motion. There were no nay votes to adopt the agenda.

The June 23, 2005 Board Meeting minutes were approved by the Board with no nay votes after a motion was introduced by Frank and seconded by Julia.

OFFICER REPORTS:

Stan Fortune, President

The geese roundup captured 79 geese. As this is a hot topic within the community, there have been discussions with some concerned homeowners about forming a committee that would work throughout the year to keep the geese from nesting here, potentially eliminating the need for the round-up. Any interested homeowner who wants to volunteer and form this committee should contact me or GG.

We need help establishing a list of current homeowners' contact information.

The Board and the management company do our best to keep members informed of any roadwork. Recently the county had part of Saluda Road blocked for a short period of time. We were not informed of this road blockage.

Please report any solicitors to Waccamaw Management Company. They have done a good job of contacting the offending businesses and reminding them that The Lakes has a No Solicitation Policy that is properly posted.

Speeding and running stop signs. The road committee is working on a request for bids to have all of the intersections marked with the required stop bars. At the August members' meeting we will discuss whether the community wants to hire off-duty officers to work traffic in our community.

All other information from the Presidents report will be covered under the Old Business and New Business Sections.

GG Criscuolo, Vice President,

All information from the VP report will be covered under the Old Business and New Business Sections.

Sally Gorman, Secretary, was absent and no report was given.

Frank Angiuli, Treasurer's Report,

Frank reported on the balance sheet and that the Board was on target for their budget this year. He went over some of the check amounts that paid the bills for the period ending 5/31/2025 as the June numbers were not yet available.

OLD BUSINESS

Lake Wylie erosion issue. The topic was discussed in the executive session on what the Board Members' positions were on the erosion of the drainage ditch from Lake Wylie to Cooper River Road. There were discussions with the property owners at 100 Cooper River Road and 102 Cooper River Road and their information was given to the Board. A map of Lake Wylie and its as-built location was reviewed. In the 'as-built' map, Lake Wylie was never built up to the property line for the resident at 100 Cooper River Road. The Lake stopped about 25 to 30 feet from the property line at 100 Cooper River road, well within the property of 102 Cooper River Road.

A previous board of directors, around 25 to 30 years ago, made errors in approving the work on the swale and it was placed entirely on the property of the member at 100 Cooper River Road instead of on the property line between 100 and 102 Cooper River Road. Their property line is approximately 6' on the other side of the edge of the swale from the house at 100 Cooper River road. This, combined with improper construction of the swale at the time it was dug, was noted by the Board. The original swale was approximately 6' wide and had no reinforcement of the banks of the swale to prevent erosion.

A note is also made that **any** lake-related construction regarding the older section of the community is going to be on Private Property since the property lines were drawn up before the requirement that the POA own the actual lakes. This construction is no different than any other construction project in the older section.

Another note is that a similar issue was uncovered last year at the location of the dam/weir on the drainage running from Lake Seneca to Long Bay. For some reason, a previous board decided to dig the drain area on private property instead of land next to the private property that was owned by the Lakes POA as common ground. Last year, the Board approved a project to rejuvenate that mostly private property and reinforce the dam/weir.

The Board reviewed the information as described above, and a motion was made by Larry and seconded by GG to approve the work to repair the eroded shoreline of the drainage swale at 100 Cooper River Road. The motion passed 4 to 1 with Frank casting the nay vote. The motion was to allow up to \$29,900.00 for this project.

The Board discussed the issue where shrubs in the cul-de-sacs have grown up to the level of the street lights. After initially looking for someone to trim these shrubs, the board noted that it was actually in the contract for our landscaper to do this work. Waccamaw Management contacted Amazing Blades and they made plans to begin cutting these shrubs.

Brought up at the prior Board Meeting was a project to obtain shirts for the board members and volunteers to wear while doing community work. Frank has received estimates and it has been determined that this action is within the realm of doing business and does not violate any of our governing documents. The topic was tabled until our next Board Meeting.

NEW BUSINESS:

During the Executive Session, the board discussed closing a violation of a member having a shed on his property. During the open session, after a motion from Larry and a second from Frank, the board voted unanimously (5-0) to close that violation.

During the Executive Session, the board discussed the possibility of reimbursing Legal Fees (\$6,854.35) to GG Criscuolo, for the money that she spent on attorney fees regarding the prior Board's decision to improperly remove her from the 2023 election ballot. Evidence was shown that Officers from a prior Board, who were also candidates that year, contacted the POA attorney and management company and came up with a plan to remove GG from the ballot. An arbitrator determined that the removal of GG from the ballot was not proper. The matter of reimbursing legal fees to GG were not discussed at that time, but they were not ruled out by the arbitration.

Under Section 5 of our CCR&E's - The prevailing party in any action brought to enforce any rights, reservations, restrictions or conditions contained in the Declaration Of Covenants, Conditions, Restrictions And Easements for the Lakes Subdivision shall be entitled to recover its reasonable attorneys fees and costs.

Doing what was right, in open session, after a motion from Frank and a second from Larry, a unanimous vote of 4-0 was recorded (GG properly recused herself).

There were no applications for the empty board seat. Since we had no applications, the board will fall back on the governing documents and appoint a person to serve out the empty board seat.

An update was discussed to ask for volunteers to fill empty seats on the ACC.

Stormwater System Updates:

Requests for bids were put out for a contractor to clear and rejuvenate two swales on Seneca River road, that run between Seneca River Road and Seneca Lake, that have been causing flooding issues for years. The swales are located on private property between 401 and 402 Seneca River Road, and between 411 and 413 Seneca River Road. One bid was received for \$6,500.00 to do both of the swales. After a motion from GG that was seconded by Julia, the board voted unanimously to allow \$6,500.00 for this project. After the swales are cleared, the Road Committee will look at the damage to the roads near those homes.

Requests for bids were put out for a contractor to clean up the excess dirt behind three houses near 847 Saluda River Road (where extra dirt was just pushed into Long Bay by subcontractors of DR Horton) and complete the rejuvenation of the dam/weir behind 549 Enoree Court. The dam/weir project behind 549 Enoree Court was approved last year but we were able to get a better price from the contractor when we put

these two projects together. After a motion by Larry and Seconded by GG, the Board voted unanimously to approve the \$6,400.00 for this project.

Insurance Renewal was discussed in the Executive Session. The quote that we received for the same coverage as we had last year was just under \$2,000 (\$15,001 ty vs. \$13,037 ly) more than last year. This was a nice surprise because we expected it to jump more than that. After a motion from Julia and a second Frank, the Board voted unanimously to accept the quoted policies.

A notice to all members was approved to have the August Board Meeting on 8/11/2025. This differs from the original calendar that was put out in January. The next member's meeting is scheduled for 8/16/2025 at the LRC at 10:30 a.m. The September Board meeting is scheduled for 9/15/2025, a change from the date in the January calendar.

The members were notified that \$500.00 was used to remove a damaged tree branch that was dangling over the fence near Waccamaw River Road and Cooper River Road. The branch posed a danger of falling into the fence and/or onto Waccamaw River Road.

After a short Members' comment period, GG made the motion and Larry seconded the motion to adjourn. The meeting ended at 8:55 p.m.