

## Meeting Minutes – The Lakes August 11, 2025 Board Meeting

The meeting was called to Order at 6:02 pm and the board immediately went into executive session. The Executive Session ended at 7:05 pm and the meeting was then opened to the members. There were approximately 20 members in attendance.

Roll Call was held. Board Members attending the meeting were Stan Fortune, GG Criscuolo, Frank Angiuli, Julie Stafford, and Larry Stevens. It was noted that the Secretary, Sally Gorman had resigned her position on the Board. The Board and the community thanks Sally for her time and efforts over the past 9 months.

A motion was made by Larry Stevens to adopt the agenda for the meeting, it was seconded by Julia Stafford and passed unanimously.

A motion was made by Larry Stevens and seconded by GG Criscuolo to adopt the minutes from the July Board Meeting and the motion carried 4 to 1 with Frank Angiuli voting no.

The President's Report covered the upcoming drainage and road projects. They will be covered in later sections of this meeting.

Also covered in the President's report was an update on money brought into this year's budget. The board voted last meeting to transfer \$54,656.25 from the Road Reserve Account to the operating account because of the error made during the changing of the management companies where the money was not properly transferred last year.

There is also approximately \$20,000.00 coming into this year's operating budget because of the settlement of a lawsuit.

The majority of these additional revenues will be spent on stormwater projects and legal expenses and the budget will be amended after these revenues are added.

The Vice President's Report discussed the upcoming election. Since GG is not running for a Board seat this year, she will be responsible for the election. She is working on getting the Annual Meeting set up at the South Strand Recreation Center on Scipio Lane. She is also preparing the applications for the Board Seats and other functions required for the election.

Frank Angiuli read the treasurers report. He covered the major expenses for the month of June, the latest month that we had records for.

## OLD BUSINESS:

Last Month's meeting had a discussion about buying shirts for the Board Members to wear. Research was done into this and it was found that the shirts could be purchased for the Board as long as they were only worn to Board event. A motion was made by Frank Angiuli and seconded by Larry Stevens to approve the purchases. The vote did not carry as it was voted down 4 to 1.

Larry Stevens gave a short update on stormwater projects. It was suggested that a list of projects pending be put on TownSquare.

Ken Atkinson updated the upcoming Road Projects. We need 52 Stop Bars either added, or replaced because they have worn out. He is in the process of putting out a request for bids for this job. He also is putting out requests for bids for concrete work to be done in 4 places in the community. He explained that the responses for his requests for bids is limited because of the small size of the jobs. He is working to get the best companies to put in bids that are cost efficient and still have quality work done.

Stan Fortune added to the discussion of the stop-bar project. The board has received conflicting information on the need for the stop-bar project. The county, during the last period of time where off duty police officers were hired to work traffic control in The Lakes, required the stop-bars if they were going to write traffic citations. A member stated that the stop-bars were not 'required' in the South Carolina Traffic codes. Further research will be done on this and a poll of members at the members' meeting will be taken to determine if the members want to have the police return to work traffic. A vote on this project was tabled until then.

There are currently two Board seats open. Stan Fortune gave an update on the fact that one person is interested in the seat and this topic will be updated at the members' meeting on Saturday.

Stan Fortune gave an update on the conflicts involving the current rules and bylaws that were changed or added without adding these changes to the CCR&Es. There have been no records found that show a member vote was taken or that the required votes were cast by members to validate the addition of amendments to the CCR&Es. This is reflected in the problem identified in the compliance audit where a vast majority of records that the South Carolina Non-Profit Act require to be kept for the duration of the life of the Non-Profit Organization, pertaining to voting, finances, and Minutes from meetings are missing. Without these records, any Bylaw, Amendment, or rule change that is not documented becomes unenforceable. At the current time, we are missing the required documentation to enforce a lot of the bylaws and rules that

have been filed without also voting the changes (by members) into the CCR&Es. Repeatedly, South Carolina Courts have found that By-Laws, Rule Changes, issues that require member voting, fees or assessments or restriction of their land use, without the CCR&E changes are not valid. The Lakes POA has a Court Case where this issue was explained in approximately 1996. The Lakes POA filed suit against a group of builders and real estate consultants for not following by-laws that had been passed and not following building restrictions in the ACC documents. The Lakes lost most of the points because the Bylaws and ACC rules were not added to the CCR&Es and this court actually showed that one of the attempted amendments that was still being relied on today did not pass correctly. In the end, the defendants in this case were awarded money.

It is unknown whether prior boards had this information or not, but this board has the information. Because of this fact, the board must act to prevent the issuance of fines and penalties to members of the organization when the fines or penalties are not backed up in CCR&E amendments.

Because of the wording in the board resolution that was confusing, the resolution was motioned by GG Crisuolo and seconded by Julia Stafford and passed unanimously with verbal changes. Note that an updated resolution will be introduced at the September 15, 2025 board meeting with more precise wording.

Since the rules and ACC forms that stated that there would specifically be no sheds in the Lakes, and these rules and ACC forms were never incorporated into the CCR&Es, the board passed a resolution to stop the practice of disallowing sheds and require the ACC to look at each application for sheds with the standards in place in the original 1989 CCR&Es. This is a perfect example of what we are talking about. The 1989 CCR&Es do not ban sheds, but the 1989 CCR&Es do state that all structures will be approved by the ACC. The standard presented in the 1989 CCR&Es are based that all structures will be aesthetically consistent with the neighborhood and only be placed on the property with the county setbacks from property lines as guidance. A motion was made by Frank Anguili and seconded by Larry Stevens to approve this guidance to the ACC. The vote was unanimous to approve this guidance.

After a short period of member comments, the meeting was adjourned at 8:07 pm after a motion by Frank Anguili and GG Crisuolo.