

Meeting Minutes – The Lakes POA Board of Directors Meeting – September 15, 2025

The meeting was called to order at 6:00 pm and immediately went into executive session. The executive session ended at 7:05 pm and the general meeting began at 7:05 pm.

Roll call was done. Stan Fortune, GG Criscuolo, Frank Angiuli, Larry Stevens, Julia Stafford, and Andrew Majkowicz were present. There was one empty seat that had not been filled.

The agenda for this meeting was adopted by the Board with a motion from Frank, seconded by Larry, and voted yes unanimously.

The August 11, 2025 Board Meeting minutes were adopted after a motion from Larry, seconded by GG and passed unanimously.

A report was given by Larry on the Lake Wylie drain project between 100 and 102 Cooper River Road. He also updated the Board on the cleanouts that were happening.

A vote was taken on a modified resolution that had been passed at the August Board meeting regarding the board's position on the numerous conflicts between the CCR&E's, Bylaws, Rules and violations. This memo clarified that because of the conflicts with the CCR&E's violations would only be assessed according to the original 1989 CCR&Es, as that document is the only document that can be verified. This was done to clear up any misconceptions that have been put on social media that "the board is throwing out all of the amendments". The motion was called by Larry, seconded by GG and the vote carried 5 to 0 with Frank recusing himself.

The board voted unanimously on a motion to go back to the old way of filling the empty board seat since no one applied for it. The board will just choose a member to fill it without opening up an additional application period. The motion was made by Larry and seconded by Julia.

The board noted that there are still empty seats on the Architecture Control Committee.

The board voted on a road maintenance proposal for renewing and adding stop bars at several intersections in The Lakes. The bid to do the work by Straight Line, Inc for \$9,239.00 was accepted. Frank made the motion, and it was seconded by Andrew and the vote by the board was yes unanimously.

The board approved a road project costing \$16,000.00 for repairs to Waccamaw River Road, Saluda River Road, a pot hole near 632 Hatteras River Road, and the sidewalk near the intersection of Waccamaw River Road and Swan Lake Drive. GG made the motion to approve this work, Larry seconded the motion, and the board voted 5 – yes and 1 no.

The board confirmed that the Annual meeting will be held at the South Strand Recreation Center, 9650 Scipio Lane, Myrtle Beach, SC on October 25, 2025 from 10:30 to 12:30.

The meeting adjourned at 8:50 pm.