

THE LAKES BOARD OF DIRECTORS MEETING MINUTES

FEBRUARY 23, 2026

An executive session was called to order at 6:05 and adjourned at 7:00 pm.

The open meeting was called to order at 7:00 pm.

Board Members present were GG, Doug, Frank, Larry, Valerie, and Stan

The meeting was published and after a motion by Larry, and a second by Doug, the agenda was approved unanimously.

After a motion by Doug and a second by Larry, the board voted 5-1 to adopt the minutes from the January 26, 2026 Board meeting. The no vote was from Frank, who stated that he wants the minutes to the meetings available sooner.

The President reported that the assessments had been mailed. He also gave an update to the board and members that the board was forming an IT committee to guide the board on creating a cloud presence that will have the ability to store records and make more information available to the members. It will also be the next step in being able to live-stream our meetings.

The Vice President gave an update on the newsletter and set a goal to have the next newsletter available at the end of March.

After a motion from Frank, and a second from Larry, the board voted to make the late date for the assessments (dues) as April 1, 2026.

After a motion from Doug and a second by Larry, the board voted unanimously to adopt a resolution limiting the issuance of Variances on ACC projects. It was recently discovered that there is no legal basis for granting variances in our CCR&Es for anything other than fence height. Included in the resolution is also a section stating that any homeowner who followed all of the guidelines and received approval from the ACC would have no action taken against them, as long as their projects were properly documented and approved.

After a motion from Doug and a second from Valerie, the board voted to move forward with contracting with Reese Boyd to serve as the POA attorney.

After a motion from GG and a second from Larry, the board voted 5 to 0 to begin the process of returning impact fees to members that were collected after the board found that the way that the resolution to begin the process of collecting them was not done in accordance with our governing documents. We will set the goal of May 15, 2026 to get this done.

The board noted that they are going to review fines that were issued in the past 18 months to ensure that the fines were correctly levied and were following our governing documents.

After a motion from Doug and a second from Larry, the board voted 5 to 0 to reimburse 3 members for their expenses regarding the improper pool project on Winyah Bay Road. The POA received a settlement after arbitration on this project last year. Two members had to spend money on a drainage system and the third on unnecessary legal expenses (after being told by a prior board that it was needed). The total reimbursement is \$2,100. The vote was 5-0 because Stan abstained from voting as he is one of the 3 members receiving the reimbursement.

After a short comment section for the members, Larry made a motion to adjourn, Doug Seconded the Motion and the board voted unanimously to adjourn the meeting.