

The Lakes Property Owners Association, Inc.

Board Meeting Minutes - April 22, 2026

Open Board Meeting

The open Board meeting was called to order at 7:04 p.m.

Directors Stan Fortune, GG Criscuolo, Larry Stevens, Art Horton, and Valerie Elia were present. Directors Doug Kennedy and Frank Angiuli were absent.

Notification of the meeting was verified.

The agenda was adopted by unanimous vote of the directors present.

Old Business: None.

Consent Agenda: None.

New Business

- 1. March 28, 2026 Reported Incident Resolution.** Following executive session discussion, the Board considered a resolution concerning a reported incident that occurred at the POA office on March 28, 2026, after the Easter Egg Hunt, involving Director-at-Large Frank Angiuli and an adult female member of the Association. Board members Stan Fortune and Larry Stevens reported that they witnessed inappropriate physical contact, and the female member stated to them that the contact was unwelcome and unpleasant. The resolution is attached to these minutes. Upon motion by Larry Stevens and second by Art Horton, the Board voted 5-0 to adopt the resolution. Directors Doug Kennedy and Frank Angiuli were absent. The resolution does not remove Mr. Angiuli from the Board of Directors, but adopts interim protective measures for the Association, its members, volunteers, records, property, and operations.
- 2. Director-Removal Path Review, Member-Removal Process, and Initial Legal Budget.** Following executive session discussion, the Board considered a resolution concerning Director-at-Large Frank Angiuli, including the reported March 28, 2026 incident, the ongoing shed/ACC compliance matter at 271 Catawba River Road, and the appearance of inconsistent enforcement or preferential treatment. The resolution is attached to these minutes. Upon motion by GG Criscuolo and second by Larry Stevens, the Board voted 5-0 to adopt the resolution authorizing a director-removal path review, preparation for a possible member-removal process, and consultation with counsel regarding whether judicial removal should be pursued. Directors Doug Kennedy and Frank Angiuli were absent. The resolution does not remove Mr. Angiuli from the Board.
- 3. Account #2300533 Fine Cancellation.** Following executive session discussion, the Board considered cancellation of the fine placed on Account #2300533 concerning a motorcycle trailer parked for Bike Week in 2025. The Board noted that the member had spoken with two Board members before parking the trailer and that verbal approval had reportedly been given before the management company placed the violation on the member's account. Upon motion by Valerie Elia and second by Larry Stevens, the Board voted 5-0 to cancel the fine.
- 4. POA Office Re-Keying.** Following executive session discussion, the Board considered re-keying the POA office in connection with access-control measures adopted in the March 28, 2026 incident resolution. Upon motion by Larry Stevens and second by Art Horton, the Board voted 5-0 to authorize re-keying the office.

5. Member Comments. Three members made comments during the member comment period.

6. Adjournment. At 7:37 p.m., Larry Stevens moved to adjourn. GG Criscuolo seconded the motion. The motion passed unanimously, and the meeting was adjourned.

THE LAKES PROPERTY OWNERS ASSOCIATION, INC.

BOARD RESOLUTION REGARDING REPORTED MARCH 28, 2026 INCIDENT

WHEREAS, on March 28, 2026, after the Lakes POA Easter Egg Hunt event at the POA office, reported inappropriate physical contact occurred involving Director Frank Angiuli and a female member of the Association;

WHEREAS, Board members Stan Fortune and Larry Stevens reported that they witnessed the physical contact, and the affected female member stated to them that the contact was unwelcome and unpleasant;

WHEREAS, the Board has a duty to protect the Association, its members, volunteers, directors, property, records, and event operations, while keeping the record neutral, documented, and limited to presently reported facts;

WHEREAS, under the original bylaws and the reconstructed 1989 CCR&Es, the Board may take reasonable interim governance and protective measures, but any removal of a member-elected director from his seat must proceed through a lawful separate process under the governing documents and applicable South Carolina law;

WHEREAS, the Board intends to preserve the record, limit unnecessary contact, control Association access and representation, and make a later decision on the appropriate legal or governance path, if any, concerning Director Angiuli's continued service;

NOW, THEREFORE, BE IT RESOLVED, that the Board adopts the following interim measures effective immediately:

- 1. Incident file and record preservation.** The Association shall maintain a confidential incident file for this matter, including witness statements, emails, texts, notes, calendar entries, event records, photographs, and other nonprivileged materials reasonably related to the reported incident.
- 2. Designated communications.** Any communication by the Association with any affected member concerning this matter shall be made only through a board officer or Valerie Elia, unless the Board later designates counsel or another representative in writing.
- 3. No retaliation and no direct nonessential contact.** No director, volunteer, manager, or agent of the Association shall retaliate against any affected member or witness. Until further board action, Director Angiuli shall have no direct nonessential contact concerning this matter with any affected member or witness except through a board officer, Valerie Elia, counsel, or another process specifically authorized by the Board.
- 4. Recovery of keys and controlled access.** All POA office keys, access devices, codes, passwords, and similar access credentials issued for Association purposes shall be collected from Director Angiuli, and his access to the POA office or other Association-controlled spaces shall be limited to formal board meetings, scheduled records review, or other specifically authorized board business. When practicable, such access should occur by prior arrangement and with another person present.
- 5. Removal from liaison and member-facing functions.** Director Angiuli shall not serve as liaison to any committee or member-facing volunteer group, shall not supervise or direct volunteers, and shall not represent the Association at social events, volunteer events, or committee functions unless later authorized by formal board action.
- 6. Recusal.** Director Angiuli shall recuse himself from board discussion and voting on this incident, this resolution, and related decisions concerning witness handling, access control, communications, insurance notice, or proposed action directed specifically to this matter.

7. Insurance, counsel, and records. The appropriate board officer and/or manager may provide notice to any potentially applicable insurance carrier or broker and may consult Association counsel regarding record preservation, communications, meeting procedure, and additional protective measures.

8. Future action regarding board service. This resolution does not remove Director Angiuli from his board seat. The Board reserves the right to determine and pursue the appropriate lawful path regarding his continued service as a director, including member-action or judicial options if later deemed warranted under the governing documents and applicable law.

Adopted by the Board on:	4/27/2026
Vote:	For 5 / Against 0 / Abstain or Recused 0; Directors Doug Kennedy and Frank Angiuli absent
Presiding Officer:	Stan Fortune
Secretary / Minutes Entry:	GG Criscuolo
Date entered in minutes:	5/26/2026

THE LAKES PROPERTY OWNERS ASSOCIATION, INC.
BOARD RESOLUTION AUTHORIZING DIRECTOR-REMOVAL PATH REVIEW,
MEMBER-REMOVAL PROCESS, AND INITIAL LEGAL BUDGET

WHEREAS, Frank Angiuli serves as a Director at Large of The Lakes Property Owners Association, Inc. (the "Association");

WHEREAS, the Board previously adopted a resolution concerning the reported March 28, 2026 incident after the Association's Easter Egg Hunt event and interim protective measures related to Association access, communications, and member-facing activities;

WHEREAS, the Board also has an ongoing compliance issue involving Director Angiuli's portable shed at 271 Catawba River Road, including the Notice to Cure dated November 11, 2025 and a later Notice to Cure dated March 29, 2026, and having the 7-day appeal time expire on both;

WHEREAS, the reconstructed 1989 CCR&Es require written ACC approval before a building, fence, wall, sidewalk, or other structure is commenced, erected, or maintained on a lot, and require side setback lines of ten (10) feet, with any outbuildings, including storage sheds, to be within the setbacks;

WHEREAS, the Board has been advised that a former ACC Chairman stated that he lost Director Angiuli's original ACC application and that he had approved it; however, the Board has no written application, no written approval, and no recorded Board vote granting any variance allowing the shed to be placed in the ten (10) foot side setback;

WHEREAS, the Board understands that any claimed ACC approval could not, by itself, authorize a side-setback variance that would conflict with the CCR&Es or bind the Association without proper Board authority and a reliable written record;

WHEREAS, Director Angiuli was asked during the November 11, 2025 Executive Session to provide a copy of the claimed application and has reportedly been asked on at least three later occasions to provide it, but no copy has been delivered to the Board as of this resolution;

WHEREAS, neighboring homeowners attended the last Board meeting and alleged that the Board was allowing Director Angiuli to avoid compliance because he is a director, and similar concerns have reportedly been heard from other homeowners, causing avoidable distrust and bitterness within the community;

WHEREAS, the Board finds that these combined matters create an appearance of preferential treatment, governance risk, enforcement inconsistency, and loss of member confidence if the Board does not address them through a documented, lawful process;

WHEREAS, under Article III.B.4 of the original bylaws, any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association; under South Carolina Code Section 33-31-808, removal of a member-elected director must occur at a meeting called for that purpose with notice stating that removal is one of the purposes of the meeting; and under South Carolina Code Section 33-31-810, judicial removal is available only if the statutory standard is met;

NOW, THEREFORE, BE IT RESOLVED, that the Board adopts the following actions:

- 1. Consolidated record.** The Association shall maintain a consolidated governance and compliance file concerning Director Angiuli, including the shed-related notices, requests for the claimed ACC application, any documents supplied by Director Angiuli, minutes, witness statements, photographs, the March 28, 2026 incident resolution, and member comments received by the Board.
- 2. Recusal.** Director Angiuli shall be asked to recuse himself from all Board discussion and voting on this resolution, the shed compliance matter involving his lot, the March 28, 2026 incident, the member-removal process, and any judicial-removal evaluation involving him personally.

- 3. Member-removal process authorized.** The Board authorizes the appropriate officers, manager, and counsel if retained to prepare and implement the documents needed for a special members' meeting for a member-removal vote concerning Director Angiuli, subject to the notice, quorum, and voting requirements of the governing documents and South Carolina Code Section 33-31-808. This member action may be described informally as a recall, but the formal process is removal of a director by the members.
- 4. Budget for member-removal vote.** The Board authorizes an initial budget not to exceed Five Thousand Dollars (\$5,000.00) for printing, mailing, notice preparation, proxies or ballots if used, meeting logistics, vote administration, and related costs for the member-removal process.
- 5. Judicial-removal evaluation authorized.** The Board authorizes consultation with Association counsel to evaluate whether the facts support a judicial-removal petition under South Carolina Code Section 33-31-810, including whether the facts could constitute fraudulent or dishonest conduct, gross abuse of authority or discretion with respect to the corporation, or another statutory basis for removal, and whether removal would be in the best interest of the Association.
- 6. Budget for judicial-removal path.** If counsel advises that a judicial-removal action is warranted or necessary, the Board authorizes an initial budget not to exceed Ten Thousand Dollars (\$10,000.00) for attorney review, pleadings, court filing, and related initial legal work, unless the Board later approves a larger amount after receiving additional information.
- 7. Continued covenant enforcement.** The Board shall continue to address the shed and any other lot-compliance issues through the same documented enforcement process used for other members, without preferential treatment and without punitive treatment based solely on Director Angiuli's board status.
- 8. Member confidence and communication.** The Board may make a concise member communication stating that it has documented the concerns, is applying the governing documents uniformly, and is pursuing a lawful process to address any director-removal question.
- 9. No immediate removal by this resolution.** This resolution does not remove Director Angiuli from the Board. Any removal from the director seat must occur through the authorized member-removal process, judicial order, resignation, or another lawful method.
- 10. Effective date.** This resolution is effective immediately upon adoption by a properly noticed Board vote and shall remain in effect unless modified by later Board action, member action, court order, or resignation.

Adopted by the Board on:	4/27/2026
Vote:	For 5 / Against 0 / Abstain or Recused 0; Directors Doug Kennedy and Frank Angiuli absent
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Secretary / Minutes Entry:	GG Criscuolo
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