



PO Box 80806  
Charleston, SC 29416

**Board Meeting Minutes**

**October 26, 2020 6:45PM**

**Attendees: 10**

- **Welcome:**
  - September Minutes Approved
  - Board Members Present: Richard Mersenski; Brian Reilly; David Dubay {zoom}; Samantha Durham; Doug Holladay{zoom}
  
- **Neighborhood Participation:**
  - Resident present with more complaints regarding a motorized bike that has been driving around the neighborhood as it is very loud and gives off heavy smoke. The Board recommends her call the Police and reporting the resident of which the handmade bike belongs to. Motion was made by Brian to send the Resident a letter and including the recent newsletter which mentions such violations. Motion approved
  - Trick or Treating questions from a resident. Plan is to not mention it as a Board. It will be left up to each resident as far as what they are comfortable with doing come Halloween
  
- **Committee Reports:**
  - **Safety & Livability Committee**
    - See attached report from Samantha
      - Report explains recent damage to the new posts and gate near the powerlines. Police report was filed and investigation is ongoing
    - Samantha had emailed Dominion Energy requesting a new lock for gate. Waiting to hear back
    - Certificates for the Boy Scout troop will be presented during the Annual Meeting
    - Steve Ziker present a list of expenditures for the work recently done to the new gated area. \$355.41 approved by Board and reimbursed to Steve
  
  - **Pool & Clubhouse Committee**
    - Pool now closed.
    - Sue, Pool Manager, hasn't billed for the 2020 seasons yet. She will send in the invoice and discount the rate as work load was cut due to COVID rules
    - Doug to schedule the pressure washing of the Clubhouse – has a check already for the vendor

- Jim Runnerstrom is working on a proposal to list all the items in need of repair per the latest termite inspection report. Doug will follow up with him for a timeline. Hoping to have all the work completed by the end of 2020
  - Discussion of when the courts and playgrounds will be opened. Many residents have complained about the amenities not being made available at this point. Doug will email Sue at the Mayor's office for an update on the ordinances. Richard suggests signage "at own risk" and to take pictures of signs to include time stamps just in case – Doug will have an answer for us by the end of this week
  - Bench was recently repaired at the pool area as well as the restroom doors which were sanded and painted
  - Atkinson sent a proposal in the amount of \$1,245.20 for pool maintenance items that need addressing while the pool is closed. Approved we will wait until later on in the year to schedule the work
- **Landscape**
- David suggests the Board refund the money to a homeowner for the HOA tree removal he performed. Brian made a motion to refund the resident \$750 for the expense. Approved and reimbursed immediately
- **ARB Committee**
- (3) Request for Approvals submitted and approved this month
  - (44) Violation Letters Mailed out 10/1/20
  - Fines discussed to be posted to accounts
  - Settlement agreement discussed/sign by the Board for a Resident settling fines on his account. Kayce to deliver after the meeting
  - Resident with pending violation/approval on Garden Creek discussed. Board to drive by examples of other homes given by resident
  - (4) New liens filed for residents with outstanding regime fees
  - Resident on Pinehurst has stopped making payments causing the Settle Agreement to become void. Doug to email the Lawyer to proceed with the next step which is Foreclosure notices.
  - Resident on Garden Creek – Settlement Agreement has been updated to reflect most current balance. Brian signed agreement to have mailed to Resident as a reminder to begin paying on the settlement
- **Misc. Business:**
- Annual Meeting Schedule for 11/30/20 @ 6PM in the Clubhouse – no refreshments served due to COVID
  - Annual Meeting Notices to be mailed 11/1/20
  - Next HOA Board Meeting to be held on 11/23/20
  - December HOA Meeting to be cancelled – as Annual Meeting will be counted for that missed meeting

**Adjourned 7:55PM**