

Property Committee Meeting

Tuesday, February 10, 2015

Present: Nancy Southard, Chair; Dave Smyth, Vice-Chair; Les Gerhart, Board Liaison; Charlene Rose; Lydia Baraga; Mike Reynolds; John Beam; Leo Reger; Paul Sallas; Ron Grove; Dot Silvernail; Bob Bastian; Thor Konvgold; and Jim Wilkison.

A. **Minutes:** Motion made, seconded and approved to accept minutes of the Tuesday, January 13, 2015 meeting.

B. Old Business

1. **Storage Room** - John Beam discussed cost proposal from a local contractor for a 12 foot by 20 foot addition to the clubhouse storage area. The proposal was reviewed by the committee. Motion was made, seconded and approved to recommend a storage addition be included in the 2016 budget, the cost not to exceed \$22,000.00.

2. **Pool Project Update** - Paul Sallas provided update of work including the removal of old decking and the forming of new deck area for concrete. The last of the decking and ramp material is being removed from the property. Nancy Southard discussed the necessity to replace the four support posts in the cabana area as they are rotting. This wasn't known until the decking was removed. A light pole and light need to be replaced and relocated. This replacement is to be in compliance with DHEC regulations. Paul Sallas has scheduled a contractor to give us an estimated cost for the electrical work.

C. Section/Infrastructure Reports

1.-7. **Phase 1-7** - No problems reported in any phases 1-7.

8. **Phase 8** - Street light outage reported and fixed.

9. **Cabana/Pool** - Nancy Southard briefly discussed the year end information regarding water, electric and chemical usage from 2014. This information was shared with the board at the January 2105 meeting.

10. **Clubhouse** - Thor Kongvold said he will be replacing kitchen faucet. Charlene Rose said the vinyl table covers are on back order. Nancy Southard said the sidewalk section which is raised up due to pine tree roots will be replaced when the concrete is poured at the pool. Jim Wilkison said there may be another section of sidewalk that is raised on the right side as you go to the parking area.

11. **Garden Club** - Lydia Baraga gave the garden club report. At the January 8th meeting, Ginger Sallas agreed to take over the leadership role for the club. The

club may schedule another speaker for April or May and a possibly a fieldtrip at a later date. The announcement for Saturday work sessions will no longer appear in the News & Views.

12. **Gates** - Dave Smyth reported the gates are working fine. The cost for replacing and installing the new belts and service call was \$231.36.

13. **Lakes** - The aerator on Sparrow and Hummingbird Lakes is not working. Its veins are shattered and not maintainable. Mike Reynolds discussed situation with lake management people. They recommend the aerator not be replaced at this time; monitor effect for an extended period since different chemicals are being used in the lakes. Mike Reynolds recommended we have the heads monitor the lakes without the aerator working for a year then decide if we need to do anything differently. The motion was approved. Dot Silvernail will assist in monitoring the two lakes.

13. **Roads** - Jim Wilkison said there were no problems. Charlene Rose asked about a couple of areas on Cricket Court. Jim said he would go over and look at them.

14. **Signs** - No problems reported.

15. **Trees** - Nancy Southard reported that there is a Bradford tree on Myrtle Trace Drive that needs to come down. It is on common ground and the roots are very large and spreading to the point where the resident can't get any grass to grow in the yard or common area.

D. New Business

1. **Common Ground Maintenance Agreement** - According to the Property Guidelines, March is the only month residents may apply for consideration of a maintenance agreement. Nancy Southard reviewed the form and discussed the responsibilities of the homeowner if approved. The residents are to contact their phase representative for the application and the representative is to review the form with the resident. Information of the maintenance agreement procedure will be included in the March issue of *News and Views*.

2. **Sod Replacement** - Nancy Southard reviewed the Sod Replacement application form which will be included in the March issue of *News & Views*. She revised the form to include an action section which will be returned to the homeowner. The form must be returned to her no later than Monday, April 13, 2015 no late applications will be accepted.

3. **Ken's Pool Contract 2015**- Committee looked at the current contract and the proposed contract received from Ken's Pool in November. Following

discussion and questions it was recommended a new contract be drafted with two changes from the current contract. The changes: monthly fee to be \$515.00 and add hose deck and furniture. The remainder of contract is to be the same as current contract. Recommendation was approved.

4. Other -

A. John Beam reported that Bill Alexandra has agreed to replace the faulty outlet on the sign at Lakeview entrance.

B. Dave Smyth and Thor Konvgold recommended that LED lights be purchased in the future when we need replacement bulbs. They are more expensive but they last longer and burn more efficiently. The committee agreed.

C. When discussing the pool contract it was noted the circulation pumps are on all twenty-four (24) hours a day. Paul Sallas recommended we install a timer so we could regulate the length of time they are on. The committee agreed.

E. **Adjournment** - Meeting adjourned at 11:30 a.m.

Notes taken by Nancy Southard