

Property Committee Meeting Notes

Tuesday June 9, 2015

Present: Nancy Southard (Chairperson); David Smyth, Co-Chair; Ellen Elliott (Board Liaison); Jim Wilkison; Leo Reger; David Atkins; Paul Sallas; Lydia Baraga; Mike Reynolds; Charlene Rose; and John Beam.

Meeting was called to order at 10:00 a.m.

A. Approval of Minutes: The minutes of the May meeting were approved as amended.

B. Unfinished Business:

1. Sod Replacement – Nancy Southard reviewed what had been done to determine the sod replacement needs. Each Phase Representative was given a sheet detailing which residents in their phase would be getting sod or what was being done. It will take approximately 33-34 pallets of sod to complete the job; expect sod to be delivered around June 16th or 17th. It may take up to two weeks for the maintenance crew to complete the work.

2. Oriole Lake – Mike Reynolds explained Oriole Lake has methane gas bubbling in the lake; this gas is not a health hazard and a natural occurrence. He requested Lake Management to provide a quote for dredging the affected portion of the lake. The quote gave an estimated cost of \$5,800.00. Mike also received a phone call from Shanna Stevens, a DHEC representative. She had been received a complaint from a resident regarding the lake and said she noted when comparing aerial photos of the lake to several years ago that there was some land lost. Mike told her about our retaining wall program and the fact we had requested an estimate for dredging the small section of Oriole Lake. The long range problem is the lake is filling in due to silt; the current problem is aesthetic.

Nancy Southard has called a representative of the County Storm Water Department to schedule a presentation regarding dredging requirements; HOA responsibilities; and potential costs. Following a discussion the committee agreed to table taking action on dredging Oriole Lake at this time until we have more information regarding dredging and have had time to develop a long range plan to address potential dredging in all of our lakes.

3. Sparrow Lake – Mike Reynolds discussed the condition of the lake; there is a film on top of the lake again this is an aesthetic issue. It is a natural build-up of pollen caused by nearby vegetation. A rain storm or heavy wind breaks up the film. The aerator which was in the lake “died” several months ago and was not replaced at the time. The recommendation was made and approved to recommend to the Board replacing the old aerator in Sparrow Lake at a cost of \$1,323.00. The work is to be done by Estate Management Service. There are funds in the Repair and Replacement budget to cover a portion of the cost.

4. Pool Water Fountain – The water fountain leak was repaired by Paul Sallas last summer. However, it is leaking again this summer. Paul explained his efforts this year have been unsuccessful in stopping the leak. A water fountain in the pool area is

required by DHEC. A motion was made, seconded and approved for Paul to purchase a new refrigerated fountain at a cost not to exceed \$500.00.

5. Budget Items 2016 - No new information was provided regarding projected costs for several budget items. Nancy Southard stated the budget figures were needed by July meeting so items could be reviewed and prioritized in preparation to submit to Board for budget planning.

C. Section/Infrastructure Reports

1. Phase 1&2 - Charlene Rose said the resident who made complaint regarding Oriole Lake wants a written response as to what is going to be done.

2 -7 Phases 3 - 8 No problems reported.

8. Clubhouse - Charlene Rose described a problem encountered with the sound system. It was recommended she call Bill Fox. John Beam said people when parking their vehicles in the parking lot are taking up more than one parking space. Nancy Southard said she would put something in the News & Views regarding the problem.

9. Cabana/Pool - Paul Sallas said the pool tables, umbrellas and chairs were stored prior to the first tropical storm. He described a plan for storing the furniture during any future storms. He also said the company who installed the cabana restroom doors will be addressing the problem door in the women's restroom.

10. Garden Club - Lydia Baraga reported there are no meetings scheduled during the summer months. Different individuals have been assigned certain areas of the garden. And, a plant exchange will be held sometime this fall.

11. Gates - No problems.

12. Lakes - Lakes are doing fine other than situations discussed earlier.

13. Roads/Signs - No problems.

14. Trees - Nancy Southard reported eight dead or diseased trees would be taken down. The work will be done by AMC Tree Company at the cost of \$1,575.00.

D. New Business

1. Maintenance Agreement - Discussion as to why residents are only given one opportunity a year to file a request for consideration of a Maintenance Agreement. A motion was made, seconded and approved to recommend to the Board a revision of the Property Guidelines to read "Please contact your Phase Representative during the months of March or September, if you are interested in applying for a Maintenance Agreement." The change, if approved, is requested to go into effect this calendar year, to offer two opportunities a year, March and September.

2. Pump (Timberline) Off/On Switch - Mike Reynolds said the pump switch burned out and they had been controlling the pump from another location. However, access to that location is no longer possible. Motion was made, seconded and approved to replace the original pump on/off switch.

3. Mailbox Infraction - A written complaint has been received regarding the lettering being used on the nameplate at 109 Myrtle Trace Drive. The Property Guidelines

state..."aluminum lettered nameplate".... Nancy Southard will write a letter to the resident notifying resident of the need for letters to be changed.

4. Property Membership - Some residents have indicated an interest in becoming members of the Property Committee. The committee discussed the fact it is always good when people want to volunteer their services; however it was felt, at this time, the committee is at full complement. It was decided to start a list of list of names of individuals who have expressed an interest in joining the committee for consideration when committee membership changes.

5. Other -

a. Paper Tubes - Jim Wilkison said he talked with someone at the Sun News and explained how all our mailboxes and paper tubes had to be black. He was told when a subscriber needed to replace their paper tube the Sun News would paint it black at no cost to the subscriber. Nancy Southard will notify Karen Bevan's of this fact.

b. Nancy Southard has received the bill for \$860.00 for concrete and labor for the basketball area. This is less than the estimate. The Board approved a maximum expenditure of \$1,342.00 for the project; the total final cost is \$898.00.

E. Adjournment - 11:50 a.m.

Notes taken by Nancy Southard