

Approved Minutes  
Annual Meeting  
December 12, 2009, 2009

Board Members Present:

Chris Scatliff  
Len Lundquist  
John Stahl

Absent: Brian and Chareles

Order of Business

Open Meeting

1. Minutes of November 14, 2009: passed unanimously

2. Treasurer report: As of this date \$136,000 remains in the money market account. In January Insurance will be due. Check book register: put in 900 more for operating expense, than spent. This is for 2009. One owner is in arrears in home owners dues.

Regime manager's report: Changed pool management companies. We went whole season without fine from DHEC as opposed to \$3500 in fines last year. Chris thanked everyone for their help with maintaining a vigilant neighborhood watch, which is important to maintenance of the property. Tim asked homeowners to give him names of renters.

Gate: Control of road – city of Charleston.. they are not willing to turn control over to anyone. Chris Morgan – city planner... no problem to move gate but have to provide a turn about. Cost of surfacing not settled yet. 4 to 5 K to move gate. Question: would the HOA have to apply for an easement? Tim to investigate and speak to Chris Union.

Landscaping report given: see report ---Chris moved to have Board thank Len for his work on the landscaping committee.

*Committee Report  
September 12, 2002*

*Tree Trimming:*

*Note: The following notes are the results from the walk-around by, Tim, Claire and Len, on September 9. Also, the following recommendations do not include trimming for aesthetic views. Instead they are based on the damage which may be caused to the units if not trimmed.*

1639-41: *Trees need trimming between houses and the Palmetto tree on the back needs trimming*

1643-45: *Trees in back need trimmed as well as the Palmetto growing onto the Units*

1647-49: *Tree between units is growing onto the house needs extensive trimming.*

1649-51 *Trees on the backside have branches on the house and the roof.  
1651 has a palmetto growing on to the roof.*

1622-1620: *Tree limbs growing into screens and side walls and fascia of house*

1618-16: *Trimming of tree off of the building needed  
Note: On the backside, an extension is needed on the drain pipe.*

1606-08: *The Palmetto on the side of the House needs trimming and on the back the oak  
is growing into the screen of 1608  
On the side of 1606, two trees are almost touching house, limbs are growing into  
the screen and the fascia of the house.*

*Note: Tim is soliciting interest from at least three tree trimming firms. The tentative plan is to meet  
with the committee, conduct a walk around to view the above mentioned problem trees, and solicit bids  
after the walkaround.*

*Other issues that need addressed:*

1. *Walking Path: The path beside the retaining pond behind the Odd number units,  
continues to erode, posing an accident risk.*
2. *The retaining wall to the Left of Hank's unit is washing out behind the wall. It needs fill with  
stone.*

*Note: Tim is making arrangements to have these addressed.*

3. *The small oak trees on the street side of the units are infested with aphids. They need treated.*
4. *An oral report on the drainage issues brought up at the last open Board meeting will be made.*
5. *During the Committee's walk around it noted that many of the beds have yet to be weeded,  
there are still a number of weeds on the walking path, and in a number of the grassy areas, the grass is  
dying. The Committee recommends that the grass and soil in some of these areas be tested to determine  
the cause, so that they may be treated.  
In addition the lawns have high levels of weed infestation.*

**Developers report:** Sold seven units – two more under contract. Six remain open for sale..... question..... When will developers turn over property to HOA --- 33 units... Brian will check with Lisa? .....

**Budget:** John: Floor turned over to Wynn and Associates: She explained why the costs came down. Reduced by \$800. change: tree trimming \$4K put into budget -- for reserve. Dropped cable to basic and removed phone. 1K month increase added to

reserve budget. Month increase to \$520, \$550 with boat lift..... 2010 Budget approved by HOA members present.....

Chris said he wished to step down from Board due to increase in business travel.....  
Brian: appointed Chris Fredericks 1621..... to Board..... Election of Officers.....Len nominated for Pres (John) seconded Brian..... Brian to continue as Vice President..... Secretary.....Chris Fredericks..... to be appointed by Acclamation as secretary..... Chirs Scatliff... to remain on board for transition.....

Legal Counsel: Lisa Herbert...attorney..... Brian to check with her to see where the letter regarding violation of short term rentals is.. Board has sanctioned the home owner in violation of the policy.. Note the Board has authority to fine the violator of by laws... in accordance with master deed .....with each day... example: a five day rental is five separate violations.....

Chris moved and John seconded to have Lisa Herbert HOA attorney... motion passed unanimously.

New business: Jack love asked permission to put a storm door on the front door of his unit. The Board moved to allow Jack to research doors and submit recommendations back to Board.

Note for all homeowners: While its desirable to maintain uniform architectural standards and landscaping in our development, from time to time individual homeowners may wish to make minor changes to the exterior of their unit. Example – hurricane shutters. If a homeowner wishes to make such a change they may submit the request to Board for its review and approval so that any changes made will maintain the uniformity of the houses.

Note google CIA institute.....