

From: Marta Wiedner mwiedner@outlook.com

Subject: LSEN Aug 20, 2024 HOA Minutes

Date: August 23, 2024 at 5:53 PM

To: George Gregory george.gregory@elliottcoastalliving.com, Cherri Warren cwteachkids@gmail.com, Coleen DeMille ColeenDeMille@hotmail.com, Gary & Maryann Froneberger garyfroneberger@icloud.com

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LSEN HOA Meeting August 20, 2024

Board Members in attendance: George Gregory-President, Cherie Warren-Vice President, Gary Froneberger-Architectural Committee, Marta Wiedner-Treasurer

7:00 p.m. President calls meeting to order.

Treasurer report was distributed. All except 2 HOA dues have been received so late fees are added. It was noted that the HOA increase has been in place for several years so the option to pay ½ by Mar 1 and ½ by Aug 1 will not be offered in 2025 unless prior payment arrangements are made. If paying in increments, it will be the sole responsibility of the homeowner to submit payment timely. The approved HOA reserve of \$10,000 was transferred from checking to Money Market Reserve account Aug 7. The Trust money from Winslow law was returned with the case being closed on the foreclosed house due to time to make claims on the estate has expired.

Security cameras for the clubhouse will be purchased at end of September. There will be 4 cameras that will feed to a VDR box locked in the clubhouse and the SD storage unit can be reviewed for violations, non-compliance, he/said she/said discrepancies, etc. Gary, Allen and Bill will install the units.

Gary said volunteer work in the neighborhood will begin in Oct. It was agreed the HOA will treat Gary and helpers to breakfast once a month during working months as a thank you for all their work. As shown many times, the work done by the volunteers in our neighborhood saves the HOA thousands of dollars yearly.

Update on website. Trevor Turner is developing our website which will be Lakesideateaglenest.com. The development cost is \$418 and yearly costs will be \$285. The first page will have contact info and a brief history, next page for posting information, ie: by-laws, monthly minutes, financials, etc. and final page will be a calendar to list meetings, events, clubhouse reservations, etc. It was asked if Trevor can retrieve and add a Google map of our neighborhood so that will be asked.

Gary said pump is working efficiently with the timer set at 8 hours per day. He reiterated the cost saved by volunteers pulling out the 70 feet of pipes, removing old pump, installing new pump, new electrical box and timer. The estimated cost would have been \$10-\$12,000 but with volunteer work the total cost was \$4,448. He pointed out that the use of volunteers is how our HOA dues have remained low but many volunteers are aging out so new volunteers are needed to keep out dues low----there is a huge need for more volunteers.

Marta noted a correction to the date the clubhouse is reversed.....it is Sat Aug 24, not Fri Aug 23 so parking will be limited from 3 to 8 pm.

Reminder to those utilizing the island for doggie runs - it is save and secure but just remember to bring poo bags since the volunteers mow this area and poo clogs the mower wheels.....and it was pointed out that it is a SC law to pick up poo even in your own yard. Most do a fantastic job of pick-up but a few do not. Note that much of the area will be under camera soon so violators can soon be identified.

Cherie and Bill were instrumental during the storm to keep the lake from overflowing the banks. They spend several sleepless nights monitoring and removing debris that was clogging the outflow. Bill added new outlet boards that were removed one at a time to control the added rain. It is asked that during heavy rains or winds, that you clear fallen limbs, debris, rake up pine cones and anything that can enter the lake from yards so those items do not move downstream toward the outlet.

It was discussed and approved that several pine trees could be removed and stumps ground from a Fairway residency.

The meeting was adjourned at 7:50 pm.

Respectfully submitted

Marta Wiedner

Treasurer, LSEN