

## TEOA Annual Meeting Minutes

Monday, November 2, 2020

**President Barbara Remick** called the meeting to order at 6:00 pm and welcomed the residents in attendance during this difficult (Covid) year.

**President's Report:** Barbara began the meeting by reminding owners that usually a day does not go by without Board members dealing with some type of HOA work, such as communicating with realtors, perspective buyers and present owners; processing information for closing attorneys for properties changing hands or for refinance purposes; negotiating contracts and dealing with landscaping company; writing articles for our monthly newsletter; keeping TEOA owners informed via Gmail and our website; preparing agendas and conducting meetings; acting as liaison with entities which provide services to our community (Dominion, Capital Waste, Lexington County Public Works and our resident deputy); decorating for the holidays; addressing safety measures, such as golf cart crossing safety signs; enforcing TEOA Documents and BOD policies and maintaining relationships with Lexington County representatives, Chapin town representatives, state representatives and occasionally our Washington representatives. The TEOA president is involved in all these events.

### Officer & Committee Reports:

**Treasurer, Larry Wade**, reported we are in good shape financially and that dues will remain at \$200 next year. He explained that TEOA was \$4,000 under budget for 2020 and described the various line items in the budget. The 2021 Budget of \$49,550 – 74% goes to Landscaping and Repairs, 11% for Irrigation and lighting, 5% for Insurance and taxes, and 10% for supplies, postage, and other misc. expenses. The 2021 budget will be presented, considered and voted on at the next regular BOD meeting. Larry thanked Barbara for her years of service to the TEOA.

**Senior Vice President, Fred Stokes**, who is in charge of our common areas, addressed the road problems on Water Links Drive. He recommended that unhappy residents should call Lexington County Public Works themselves hoping that additional calls might prove more successful. Fred spearheaded the project to beautify our islands and reported that we are happy with the results. TEOA's private roads have been fixed, sealed and are holding up well. One fallen tree on Lake Estate Road was removed. Fred thanked Barbara for her work over the past nine years on behalf of the board and the community. *Note: Areas of Water Links Drive were patched following our meeting. It is the Board's opinion there are water issues under the areas that continue to break up that will need to be dug out to be fixed properly. However, the patching does help for the present time.*

**Vice President, Covenants Enforcement**, Henry Kelly, was unable to attend the meeting, and Barbara reported: No one wants to perform the unpleasant task of contacting a resident about a violation, but it is necessary and protects property values. Henry will be leaving the board at the end of the year, and Barbara thanked him for his service in a most difficult job.

**Secretary, Linda Hall**, reported that she had received 80 ballots by the beginning of the meeting and noted that Barbara had received some ballots at her home. Linda thanked Barbara for her endless hours of service, sacrifice and dedication to TEOA in all of the positions she held.

**Welcome Person, Debra Kelly**, was unable to attend the meeting. Barbara reported our former Welcome Lady, Sally Walton, holds the record for welcoming 50 new residents. However, houses continue to sell and be built, and Deb has welcomed 17 families since the beginning of the year. The COVID 19 virus has complicated this process requiring creative tactics to deliver the welcome packages. Deb is not only a talented artist, but a beautiful person inside and out – perfect for this job. She thanked Deb for taking on this responsibility.

**Newsletter Representative, Keely McClure**, was unable to attend. Barbara thanked Keely who has agreed to continue in this position for 2021. If you have an item to include in the newsletter, send it to: kvalentinemclure@hotmail.com.

**Keep America Beautiful representative, Andrea Christiansen**, announced that another roadside pickup will begin at 8:30 on Friday, Nov. 13, 2020. Please try to participate. Doggie bags continue to be provided for dog owners who forget their bags, but she reminded us that residents should bring their own bags. Andrea is the community chair for the Boxes and Bows project for the Prisma Children's Hospital. Deadline date to participate is Nov. 16. Those who purchase the holiday swags for their mailboxes may pick them up for \$55.00 or pay \$60.00 for them to be delivered and installed on their mailboxes. Information about this project is in the October newsletter.

**TEOA Website, Mike Kletter**, absent from the annual meeting, will continue his important updates and changes to our website. Barbara thanked him for his continuing efforts for TEOA.

**ARC Report, Sandy Wade.** Since last year's annual meeting, one new home was completed and three more were approved. One of those homes remains under construction; another is scheduled for a final punch list this week; a third is ready to break ground. There were a total of 120 submissions that were eventually approved. With older homes, repairs and upgrades are needed and are inevitable. 106 projects were inspected and closed, and six projects were withdrawn. All of the approvals/closings must be in writing per our documents, and sometimes photos are required. A tremendous amount of time and work is involved. Sandy explained that the ARC's goal is to maintain and enhance the Estates and to retain and elevate our community and our home values staying within the TEOA Documents recorded in Lexington County.

For new homes the ARC looks at many details to insure that the houses being built meet our guidelines. These have been modified slightly over the years since design trends have changed. So you may see some older homes which have some features that would not be approved today. Any changes made are to enhance the neighborhood. Much time goes into evaluations so important details are not overlooked. But between the builder, the ARC and our consulting architect, we work through all issues.

The ARC requires house and initial landscaping plans prior to any tree removal. Nearly all builders want to remove most trees, but we try to keep, at the minimum, mature trees at the four corners of the lots on the water or golf course, or across the back for others. Common native trees are pines and sweet gums, so these are often the trees that are selected to remain if there are not any other hardwoods. Being a waterfront community, we want to be good stewards of the lake maintaining tall trees where large birds, like egrets, osprey and eagles, can nest. This is also why, when replanting, we require broadleaf hardwood trees, like oaks and maples. They grow tall to replace what has been removed and eventually will provide new nesting habitat. Trees are constantly dying or being removed for a number of reasons. If we don't plan for re-growth, we will eventually be denuded. Realtors tell us a major selling feature in our community is the presence of mature trees which helps maintain the value of our homes. We want to work with you if you want to remove trees on your property; but depending on the number of trees in your yard, we may require some to be replanted.

For exterior modifications, the ARC always considers whether the requested change is something that would have been approved if it were part of the original design of the house. Modifications have to look as if they belong, and the best modification is one that you cannot notice a change.

ARC members are happy to provide feedback on projects that you may be working on, like decks, landscaping, or drainage issues. We know what has been done in the past and may be able to assist with what might or might not work.

Sandy relayed she had no idea how involved working on the ARC was even though she has been a resident for twelve years. She is grateful for the experience of others on the committee. All current members have areas of expertise and that institutional memory which is so important. It is essential to know our history and where we have been to more efficiently operate now and in the future.

The ARC meets once a month. Some submissions do not require a visit; but we are here to look at your proposed or finished project. Please remember we are all volunteers, and it can be challenging for us to consider applications outside of our regular meeting time. The full committee works on your requests.

Barbara stated this committee is critical and is probably more responsible for keeping up property values than the Board itself. She thanked Sandy and the other members for their time and efforts this year: Quentin Hopkins, Tom Remick, Paul Thomas Don Tyler and Tom Williams.

**TCC** – Barb reported TCC has a membership campaign through the end of the year. Initiation fees will be waived as long as a two year commitment is signed; new golf members will receive unlimited range balls until the end of this calendar year and a social or golf member a one-time credit of \$20 to DW's restaurant if they activate the rewards card. A free golf clinic will also be provided for the new golf members. This membership, with its many perks, will be available until December 31.

**The Every Day is a Gift** – This event is open to everyone. You can sponsor and trim a table-top tree. There will be a silent auction for the trees in early December with all proceeds going to the Epworth Children's Home.

Due to the COVID restrictions, there will be no Santa visiting TCC this year.

**Lexington County and Town of Chapin Reports.** Barbara and George Duke, who was unable to attend, serve on the Chapin Community Engagement Council together and stay informed of Lexington County issues that will affect our community. Barbara reported:

Lexington County - The change in zoning on Amicks Ferry from RL 4 to Limited local has full support on the Council. We should take every opportunity to provide our input. Last week we sent out the survey and link for Lexington County Growwithus.com, as well as the comprehensive plan for changes in roadways. Please take advantage of all opportunities to provide your feedback and opinions and attend the virtual meetings.

Some of these items are in place and others are under consideration. One thing that will help keep the development more pleasing is that Amicks Ferry has been designated a scenic corridor. Therefore, for those who wish to build: More land will be required because of stricter set-back requirements; stricter landscaping requirements; stronger architectural review; increased lighting restrictions; A craftsman style look will be required of buildings; and a real wall of landscaping, and sometimes a real wall, may be required.

Expect a storm water fee on our tax bills beginning in 2022 equating to \$78 per home. Businesses will have to pay a fee of \$10,000 – \$20,000 per year due to their large parking areas. This needs to happen to correct an on-going problem.

The Land Development Management Plan will cost potential builders initially more but should cost the taxpayers less. Those building will be required to explain how they will deal with various situations. A recent example is the stop order that was placed on certain areas in Look Out Point. The mud on the road was very thick; and drains, clogged. This proactive approach should avoid these types of situations.

Impact Fees on any new buildings continue to have the full support of the Council. The moneys collected will be based on square footage and will be used to refurbish and expand our jail, a \$50 million project.

The hope is that these initiatives will discourage certain types of businesses from coming to Amicks Ferry. Building will be more expensive and business must conform to many regulations before approval will be granted.

**Town of Chapin Report:** The Chapin Downtown Farmer's Market has been suspended due to COVID 19. Venders are reluctant to participate due to the virus.

Chapin Community Initiatives - Based on the current budget and progress this year, it was decided to put the Comprehensive Plan for Chapin out for bid.

Several community discussions took place from Oct. 4 - Oct. 16. One particular meeting involved business owners and focused on the hospitality tax.

The Chapin Holiday Open House will be held from Nov. 12-14. Discussions continue regarding radio ads, magazine promotions and social media graphics; working with merchants on specials; securing a partnership with Comet to provide shuttle bus service using hospitality funds; and securing sponsorship from the Chamber for radio ads.

Projects/Grant- Rehabilitation of Beaufort Street Sidewalk Project – The County Transportation Committee has approved a request for \$82,300 to be used for the rehabilitation of Beaufort Street.

Additional Christmas decorations are being ordered, and the installation will take place later this month.

Meetings have begun on the Streetscaping and Beautification Project on Columbia Ave. The DOT, Chapin Staff and Dominion energy are working out the delineation of responsibility and scope of work.

The town of Chapin created a partnership with the SC Small Business Development Center to provide economic data to be used for the recruiting/securing investments for the Town of Chapin; Also a partnership with Clemson's Department of City Planning & Real Estate Development has provided a graduate assistant who through his Master's program will work on a project that will assist in the planning of Chapin's future. An intern, whose focus is on graphic design and social media to promote community events, is now working mornings at town hall.

Recently a rural designation for residential lots was passed. If properties on Amicks Ferry are annexed into the town limits that are two or more acres, they can be classified as rural. The goal is to slow development down on Amicks Ferry. If property owners at the end of Amicks Ferry closest to town were annexed, the rate of growth could change from four units per acre to one unit every two acres - reducing development dramatically over hundreds of acres.

**Closing Remarks** – Barbara commented she first joined the BOD nine years ago as the treasurer, and almost all of that time it has been a pleasure to serve our community. She shared she is often contacted by realtors and prospective buyers who are anxious to buy in the Estates because our documents are enforced. They like the way our community looks; they like the mature trees; and they think the Estates look nicer than other subdivisions. Our homes and properties continue to sell very quickly and often at a premium.

Barbara also wanted to clarify some misinformation. Our website is open to all prospective buyers, realtors, etc. The introduction on the site states our community is a mix of empty-nesters, retirees, and young families. That has always been the Board's philosophy -- to welcome residents of all ages. Those who moved here as retirees could have selected an over 55 community, but they did not. The choice was for a community with a lively mixture of all age groups.

Barbara thanked the sitting Board and others she served with over the years: Becky Gallman, Janice Fergusson, Jacqueline Odell, Brian Walton, Jerry Neely and Andrea Christiansen. She feels she inherited a well-run, beautiful community and hopes to pass it on the same way. The current Board will still be working through December 31<sup>st</sup>, and she thanked the owners who have supported her over the years.

Mrs. Melody Martin stated she is a candidate for a position on the Board and wanted it added to the minutes that her qualifications were not on the ballot. Barbara responded all information submitted by all candidates was entered on the ballot.

Mr. Sean Wagner introduced himself and said next year, since he was running unopposed, he would find himself sitting at the table. He loves the community, and he was sorry there were not more young people at the meeting. He hopes to do something about that situation.

There being no further business, the meeting adjourned at 7:43 pm.

Respectively submitted,  
Linda Hall, for the TEOA Board