

## TEOA Annual Meeting Minutes, Thursday, October 17, 2019

President Barbara Remick called the meeting to order at 6 pm and welcomed the residents in attendance.

### Officer Reports:

**Treasurer, Brian Walton**, reported we are in good shape financially and dues will remain at \$200 next year. The 2020 budget will be presented, considered and voted on at the next regular BOD meeting, December 4, 2019. Brian has served two full terms, four years as the TEOA treasurer. Barbara said it has been a pleasure working with him and thanked Brian for all his work on behalf of the board and the community.

**Senior Vice President, Fred Stokes** reported this year we signed a new contract (no increase) with Green Earth for landscaping. We continue to be pleased with their services. Fred spearheaded the project to resurface our three private roads and we were happy with the results. Repairs to our county roads, specifically Island Point Lane, are still not done. We remain on the list for late 2019, but more likely 2020, when the road will need to be completely dug out, the root cause of the problem investigated and then repaired. Barbara noted it has been about ten years since the same type of repair had to be done on Lake Estate Drive to eliminate a similar problem near the pond and Water Links Drive.

**Vice President, Covenants, Henry Kelly** reported things seem to be running well with our new trash hauler, Capital Waste. The company has been receptive when we needed to contact them for information or clarification.

### Committee Reports:

**Welcome Committee, Sally Walton.** Barb introduced Sally as the busiest Welcome Lady ever. Since March of 2016 she has greeted 56 new residents with 12 in the past year. Some homes have even changed hands twice in that period of time. Sally has organized a packet with all the TEOA documents: covenants, by-laws, ARC Guidelines, operating procedures and policies, as well as information from the Chamber of Commerce and information on Timberlake Country Club. It is a very important job – we think very much appreciated by new residents. Barb thanked Sally for her work on behalf of the board.

**Newsletter, Keely Valentine-McClure.** Keely asked that anyone who wants to submit an article for our Newsletter should email it to [kvalentinemcclure@hotmail.com](mailto:kvalentinemcclure@hotmail.com). Barbara thanked Keely for stepping up and doing such a nice job on the newsletter – it is always full of all kinds of information for our neighborhood, as well as the greater Chapin area.

### Keep America Beautiful/Pet Waste bag Stations, Andrea Christiansen

Andrea reported we are still experiencing problems with the dog-waste bags. We provide them for emergencies – but it seems they disappear at an alarming rate, especially on Island Point Lane. We have seen a marked decrease in problems from pet waste compared to a few years back; however, she asked that people use the bags provided on an emergency basis only. Andrea also reported she was instrumental in the TEOA adopting a section of Amicks Ferry Road as part of the keep America Beautiful Project. Currently our volunteers work with TPOA volunteers cleaning up the trash. Clean-up efforts are scheduled quarterly in February, May, August and November. The final clean-up for 2019 will be Friday, November 15. We will put out a TEOA email and get the information in the November Newsletter. Volunteers are always needed so please contact Andrea at 803 466-1017 if you can help out. Amicks Ferry has been designated a Scenic Corridor #1 and keeping it trash free is all about taking pride in our community. Barbara thanked Andrea for all her efforts. Even though

she is no longer on the board and involved in many other volunteer activities in the school system and community, she is still always willing to help with board projects.

**Website:** Our Webmaster, Michael Kletter was away on vacation and unable to attend the meeting. Barb Remick thanked Michael for his work on behalf of the community. Our website is teoaweb.com and it contains all of the TEOA documents and forms as well as a lot of other important information for residents, prospective residents, realtors, etc.

**ARC Report,** Barb Remick – The ARC Committee is covered under our covenants. Article VI, Section 6.01 establishes the ARC as a perpetual standing committee. Per our covenants, the BOD appoints members to the ARC. Since our last annual meeting, the ARC has reviewed plans and monitored construction on five homes and one addition. The committee works with our consulting architect. They walk the lots, take elevations and review the plans. It is a very time-consuming process. The architect then writes a report and makes recommendations for details on homes based on the architectural style and the location of the home. This is the same architect that reviewed and made recommendations on every home built in Timberlake Estates. Recently, some of the plans turned in for spec homes by developers started out looking very much like the less than 2000 sq. foot homes being constructed next to the pool at Timberlake Country Club. Architectural details – trim details – size requirements all had to be enforced for those homes to meet our requirements. Unfortunately there has been some misinformation circulating that all new homes require carriage style garage doors. That is not the case. The architect will spec a particular style of garage door based on the style of the home or its location on the site -- when it will add something to the design. The status of the new homes/additions since last October:

Files were closed on two homes

The punch-list remains open on one spec home

One home is currently under construction

One home has been submitted but could not be approved. The plans have been sent back for revision and resubmittal

One addition was approved.

There were 120 residential projects approved and closed since last October, which is to be expected in a neighborhood where some of the homes are 20 years old.

We currently have 219 lots. Approximately 18 inland lots and 12 waterfront lots are still available. Fortunately for all of us, many residents have had an opportunity to buy lots next to them, adding to green space in the community.

We very often hear from new residents and realtors that people decide to buy in the Estates because they like the way it looks – that it is obvious we have architectural guidelines and enforce our documents. It takes a tremendous amount of time and effort to make that happen. Barbara recognized the committee members and thanked them for their service: Quentin Hopkins, Tom Remick, Paul Thomas, Don Tyler, and Tom Williams.

**Timberlake Country Club Interface, Barb Remick** – Memberships are available at Timberlake Country Club – Golf \$190 per month and Social Memberships at \$110 per month. There is currently a \$500 initiation fee for both categories. In addition to the pool, fitness room, and tennis courts there are all types of activities available. For example – Trivia, Boot Camp, Yoga, Water Aerobics and Zumba. The board encourages everyone to support the Club. The course is beautiful and certainly adds to the beauty of the area and to our property values. Resident, Rich McMahan, stated he feels

sure Jimmy Koosa's involvement in the golf operations has increased interest and been very helpful to TCC.

**Our Chapin and Lexington County Interface** Chair, George Duke, was unable to attend. Barbara read his report:

**Chapin:** In the last couple of months, there have been two incidents of fraud involving internet vehicle sales. The seller is contacted by an "interested" party. They agree on a price, a location to meet, and do the deal. The "buyer" pays with a cashier's check and leaves in the vehicle. The next morning when the seller attempts to cash the check, it is discovered that the check is a fake. Be very careful when conducting internet sales with people you do not know. As a reminder, we have two parking spots at the police department designated for internet sales that are on video. They are located on the right-hand side of Chapin Town Hall – take advantage of this safety net.

The closing of Ellett Brothers earlier this year has had a major impact on the Town's budget and several adjustments had to be made including reducing staff positions and eliminating projects. The Town has issued 12 more business licenses this calendar year than last year. There are three construction projects in the current Town limits: Zaxby's on Columbia Ave., the Chapin Retail Center located on Ellett Road and O'Reilly Auto Parts on Chapin Road.

Chapin is revising the zoning ordinance for Retail Tobacco & Alternatives Store to clarify terminology to include 'vaping' in the definition. This ordinance would limit stores that sell tobacco and smoking paraphernalia to specific zoning areas.

Ian Ashford will be joining the Town of Chapin as the Zoning Administrator on Monday, October 21, 2019. Ian is a Chapin resident and has a bachelor's degree in Geography and Planning. He will be leaving Fairfield County where he is employed as a Community Planner.

Barbara reminded residents to support our local business owners at the Chapin Holiday Market scheduled for October 31 – November 2.

### **Lexington County Information:**

Successful re-zoning of Old Lexington Highway and Wessinger Road – 4 per acre

Successful Buffer Ordinance – Developments must leave a 15' buffer zone around the perimeter of a development to avoid harsh penalties.

Amicks Ferry – scenic Corridor No. 1 status – residential building must be at least 40' back from the road – non-residential 60'. There will be extensive landscaping required in front of the school currently under construction.

Lexington County is looking at a Styrofoam and plastic bag ban

There are quite a few economic developments in the pipeline, one is for Chapin

They have added ambulances in the budget

Barbara announced our County Council representative, Erin Long Bergeson, will not be running for re-election. Her husband is pursuing an overseas position and that situation will not allow Erin to serve. The BOD always worked closely with Johnny Jeffcoat, our former representative, and it was great having Erin in office who lived right here on Amicks Ferry Road. She has accomplished a lot and we will miss her. The BOD will need to reach out to whoever is our new representative to be sure Timberlake Estates is properly represented.

## **President's Report:**

The final 2019 Neighborhood Watch meeting is scheduled for October 30<sup>th</sup>, 6:30 pm at Timberlake Country Club. The Lexington County Sheriff's Department will give their presentation on the Opioid Crisis. The TEOA will send an email reminding residents of the date and time.

Mailboxes - in spite of our offer of free paint there are still about 15 mailboxes that are in very sad shape. Barbara plans to write some personal notes this week, asking some of those residents to take advantage of our offer. Our covenants do allow for the BOD to notify a resident and give them 30 days to take care of an issue. If it is not taken care of, the TEOA may go ahead, take care of the problem, and bill the resident. Unfortunately, that was the case the last time we undertook mailbox repair. We really hope that won't be necessary this year and the remaining boxes that need to be painted or repaired will be taken care of shortly.

A few years ago, we made some big changes to the landscaping at our entrance. This year the BOD will consider looking at doing something with our islands. We have irrigation on all of them and will look into what could be done to beautify those areas.

The present BOD has worked very hard to keep up property values and keep us from moving to an outside management company – something that we have heard does not always work very well and can lead to an increase in dues every year. A community with covenants is not for everyone, but we all agreed to abide by the covenants when we signed our deeds. The BOD will continue to work hard to protect everyone's property values.

There being no questions, Barbara introduced our new board members who will begin their terms on January 1, 2020. We feel very fortunate that Larry Wade will take over as TEOA Treasurer. He brings 40+ years of experience in budgeting, finance and accounting and will be a great addition to our BOD.

Dr. Linda C. Hall will serve as TEOA secretary. She also comes to us with a great deal of knowledge and experience. She has worked as an educator, a counselor, with the military in Washington DC and administered grant work for the University of South Carolina. She is one of the original "settlers" in the estates, and we are very pleased that she will be joining us.

There being no further business or questions, Barbara thanked everyone for attending. The meeting was adjourned at 6:40 pm.

Respectively submitted,

Barbara Remick, For the TEOA Board