

Minutes, TEOA Board Meeting, July, 13, 2021, TCC Card Room

In attendance for the BOD: President, Rhett Eleazer; Sr. VP, Melody Martin; VP, Sean Wagner; Treasurer, Larry Wade; Secretary, Linda Hall and approximate 20 residents of TEOA including Charles and Jeannette Conti.

The meeting was called to order at 6:00 pm.

President's Report: Rhett Eleazer -

The board meeting began in the TCC Card Room with Charles and Jeannette Conti who had requested approval for a diesel generator. After hearing the specs from Sandy Wade, ARC Chair, Rhett made a motion to approve the request. The motion was seconded by Larry; the board voted and approved the diesel generator unanimously. The meeting then moved outside the Fusco Market because of the number of attendees.

Rhett discussed the possibility of the TEOA having a Christmas party as had been done years ago. The TEOA cannot fund the party, but attending residents could pay their way. A decision on this idea must be determined soon since it requires coordination with TCC. Terry Watkins from TCC indicated earlier to Rhett that there are still some available dates. Deb Fell stated that she thought it was a great way to meet our neighbors. The motion was approved for the party. A committee of approximately five volunteers will work on this event.

Sr. VP Report: Melody Martin -

1. Road Repairs:

- i) Lake Spur – Pothole: Lake Spur is a private road. Contact has been initiated with Sure Seal regarding needed repairs.
- ii) Putter Point – Road Shoulder - Despite having placed a sign at the entrance of Putter Point, heavy trucks continue to use the road to turnaround. This is causing a rut on the shoulder. Consideration is being given to using boulders and/or pavers, as well as possibly widening the road. Any change will necessitate altering existing irrigation. It was mentioned that the issue should cease once the new home construction is completed. Homeowners on Putter Point will be consulted before any action is taken.
- b) Island Point Lane– Pothole: It was brought to our attention that a pothole has formed on Island Point Lane. The Lexington County Maintenance Office and SCDOT are being contacted regarding repairs.

2. Landscaping:

- i) Lake Estate – Pump Station: Consideration is being given to cleaning up the overgrowth around the pump station on the right upon entering Timberlake Estates. Mel reported that discussions have occurred with the homeowners on either side of the pump station. Concerns have been expressed over the loss of privacy. A commitment has been made to both homeowners that any plans will be discussed

with both before any action is taken. The Town of Chapin and Dominion Energy will be involved in any cleanup activity.

- ii) Beautification: Behind Hole 18: There is a concern over an extensive root structure following the grinding of existing tree stumps. Roots present a challenge with planting. While hole 18 is the property of Timberlake Country Club, this area is an eyesore for those entering Timberlake Estates. It is our hope that budget-friendly steps can be taken to beautify the area. Quotes were received from Green Earth; however, all quotes far exceed anything that could be considered. Possible solutions include placing pine straw over the area or planting groundcover. No decision has been made.
- iii) Sprinkler Heads: Repairs to sprinkler heads on islands on Lake Estate and Water Links have been made.
- iv) Street Signs and Poles: An inspection of all street signs and poles is underway. It is believed some may require painting. It has been suggested to engage high school students to assist with the painting as a means of earning needed, volunteer hours.

3. Security Cameras:

We are exploring the possibility of placing security cameras at the entrance of Timberlake Estates. A question was raised as to whether we needed a camera on both sides of Lake Estate due to the width of the road. A definitive answer will be provided before the next board meeting. A confirmation is also needed for any recurring fees.

VP Report: Sean Wagner –

Sean stated that there were no violation issues.

He did discuss the possible purchase and installation of security cameras in our neighborhood. No official estimates or information have been obtained at this point. This issue was examined years ago but was considered cost prohibitive at that time. Not many HOAs have cameras. The number and location of cameras would also have to be examined.

Sean stated that he is too busy to head a harvest family event as previously discussed. Deb Fell stated that there would be a family event at TCC this Christmas which is open to all residents, not just TCC members. Other ideas surfaced for TEOA activities: golf cart parade - maybe at Halloween or Christmas which Mel volunteered to organize - and luminary bags for this Christmas following Sean's lead.

Treasurer Report: Larry Wade –May 31, 2021:

Revenue:

Interest Income from affinity savings account was \$57.55.

Lookout Point (LOP) Assessments unplanned was \$2,250 for 3 Lots that were build out, and they paid us \$50/ year for 15 past years per our agreement. According to LOP there is 1 remaining lot to be built which will be paid when that is built out.

Major Expenses:

Board postage for the mailing of the ballots was incurred - \$110 for (2) 100 rolls.

PO Box rental was due and paid for 1 year - \$166.

Quick Books renewal software was paid for 1 year \$200.

ARC Ink and copies for plans and correspondence were incurred for \$157.

Landscaping monthly fee of \$2000 and sprinkler repairs of \$150 were paid to Green Earth.

Terminix Fire Control for ants for 1 year coverage was paid at \$349.

Attorney fees of \$789 were incurred from our attorney to review the ballot and petitions for the scheduled meeting on June 8th.

We paid additional 2020 state taxes of \$23 for TEOA which the Treasurer is challenging, and a letter was sent to them. They did not give us a credit for an overpayment of SC Taxes for 2019.

Lighting to Dominion Energy (\$98) and water to the Town of Chapin (\$295) were paid for the normal monthly charges.

Balance Sheet:

Payments were received from Lookout Point to reduce its receivable of \$3500 assessment issued in March.

Treasurer Board Report: June 30th, 2021:

Revenue:

Interest Income from Affinity savings account was \$55.72.

Major Expenses:

The Invoice from the UPS store covered 3 months of ARC copies and mailings of building plans and also the Board hearings for appeals copies on an ARC decision against a home owner. The total 3-month bill was \$311.55 split amongst ARC and Board Budget. The UPS Store had a change in its software for billings and was not able to give us monthly bills until the software stabilized. I met the manager of the UPS store to go over the 3-month billings comparing my receipts against the billings. I am challenging one charge for \$60.98 on April 29th that I do not have a receipt for. UPS is researching the charge.

The rent for the room for \$100 was paid to DW's for the voting meeting.

We had some sprinkler repairs that Green Earth made to our common areas incurring \$165.50 costs in addition to the normal recurring monthly maintenance of \$2000.

The water bill increased for the month of June to \$358.

TEOA received \$23 reimbursement for SC taxes overpayment in 2019 after my letter sent to SC DOR in May.

All other expenses were minor and normal for the month.

Balance Sheet:

Increases to the Long-Term Liability account and ARC Escrow account from \$12,800 to \$13,800 were due to receipt of \$1000 ARC deposit from the builder for the Steele's new build home about ready to start on Island Point Lane.

General Comments:

Per the request of a home owner, he/she wanted to add a column for Over/Under Budget to the P&L which will be done for the July report. Most of the over budget items are due to the unplanned expense of the ballot meeting and review of the petitions and ARC Appeals (Attorney Fees, postage, board copies) and the Federal and State taxes (over budget in ARC fines to contractors last year which is a taxable item for us due to non-resident income). But in total YTD, we are over our income by \$1,360 due to LOP Assessments higher, and total expenses are well under the annual budget at the half year point; YTD June expenses at \$21,189, and balance of year remaining budget are \$27,640 to cover the last 6 months.

Secretary Report: Linda Hall – No report

ARC Report to Directors: Sandy Wade –

For June, the ARC had mostly routine applications, including new roofs, tree work and generators. We did approve our first diesel generator, and since this IS a first, we brought supporting documents to the board to make them aware of this precedent being set. We reminded all that the ARC does not make the rules but upholds our existing guidelines, but we uphold them as written. We addressed the concerns of Mrs. Pittman regarding docks, which she brought up at the special meeting, to document that we are not arbitrary in our enforcement. Two new homes have been approved, and construction should begin soon. Additionally we approved a plan reversal of a home that had already been approved. For more detail, please take a look at the full ARC report.

The question of allowing solar panels in the neighborhood surfaced again. Current documents do not allow for them. The suggestion was for us to be proactive. A special meeting will be held to discuss this possibility. Residents will be notified of the results of that meeting.

Issues Surfaced from Attendees:

The issue of who has control of docks below the 360 line was brought up again. It was determined that the TEOA needs to receive an updated, legal opinion. Sean made the motion to obtain an updated, legal opinion, and Mel seconded. The motion carried. Larry will handle the issue.

After dismissing the meeting, the board went into Executive Session to address personnel issues. After ending the Executive Session, ARC chair recommended Matt McClure be added as the ARC's sixth member. His impressive credentials were outlined and discussed. Rhett motioned that his application be approved, and Larry seconded. All voted for approval except Sean who abstained. We welcome Matt to the ARC.

The next TEOA board meeting will be in the TCC Card Room, at 6:00 pm, on the second Tuesday, rather than the first Tuesday of September, the 14th, delayed one week for Labor Day.

Respectfully submitted,

Linda Hall, Secretary