

MINUTES
TEOA ANNUAL MEETING
OCTOBER 3, 2018

President, Barbara Remick opened the meeting at 6:00 PM

Officer Reports

Brian Walton, Treasurer:

The TEOA remains in good financial health. Some budget items next year, such as water, will go up and some will come down; but we expect the dues to remain at \$200/year. Unless something unusual, such as a major road expense occurs, the board will adopt the 2019 budget at our next meeting, November 7. Brian reminded owners to let him know of any questions or concerns about the proposed budget, as well as any changes in email address, mailing address or phone number to him at bwalton@sc.rr.com.

Andrea Christiansen, Sr. VP:

Andrea is ending her 4-year term on the BOD. Fred Stokes will be taking her place in January 2019. She reports that trash collection, landscaping, lighting, road maintenance and water meters are currently being maintained. Three pear trees were removed from the entrance and may be replaced with a different type of tree next year. One resident asked about a troublesome spot on Island Point Lane that is once again crumbling. Andrea will follow-up with the County.

Henry Kelly, VP, was introduced by Barbara. He is replacing Larry Wade, who resigned from the Board for personal reasons. We thank Larry for his contribution on the Board and to our community.

Donna Elgie, Secretary:

Donna reported that until this year she had no idea the amount of time and effort that goes into keeping the Estates one of the nicest neighborhoods in the area. She is enjoying her term on the Board and is very proud of our subdivision and the HOA.

Committee Reports

Sally Walton, Welcome Committee:

Sally has welcomed 19 new residents this year. She provides newcomers with copies of the covenants, policies, ARC guidelines, information on local resources and TCC. Barbara thanked Sally for her efforts.

Michael Kletter, TEOA Website

Barb reported for Michael who was unable to attend the meeting. Michael created and maintains the Timberlake Estates Website accessible at www.teaoweb.com. Its primary purpose is to make important information available to our owners -- all in one place. This includes:

Board Meeting dates, times, and minutes
Easy access to our Documents, Covenants and By-laws
ARC Guidelines, application, meeting dates, monthly reports
Listings of many local services and phone numbers
It provides information about our community to prospective buyers and real estate agents.

Michael may undertake an update of our website later this year. Barb thanked him for his work and for keeping us well informed.

Keely Valentine McClure, TEOA Newsletter

Keely was also unable to attend the meeting due to a scheduling conflict. Barb thanked Keely for taking on the task of getting out a newsletter every month that keeps us informed of neighborhood news, as well as happenings in the greater Chapin and surrounding areas. Email articles to kvalentinemcclure@hotmail.com.

George Duke, Community Liaison:

George met with Nathan Powell who reported on several projects coming to the Town of Chapin that are still in the planning stage. They include retail establishments next to Sonic and two restaurants near the new orthopedic clinic on Columbia Avenue and at 1420 and 1430 Chapin Road. There is a plan for an office at 1501 Chapin Road and an office/commercial area at 220 Boundary. The stores in front of Publix will include a health office, dental office, sub shop, pizza shop, and Verizon (moving from Food Lion).

County Council Representative, Erin Long-Bergeson:

Erin has been successful in adding a 15' buffer ordinance around new developments which will prevent the clear cutting that was done at Long Pine and Lever Creek. Rezoning of our area has passed so that all of Timberlake is now R-4 (max. 4 dwellings per acre); from Crystal Lake to Sandbar is R-8 and from Sandbar to Chapin Rd. is R-12.

Her current projects include: increasing the number of EMT's available, mandatory curbside trash pick-up to offset the increasing county bill at the convenience centers by 2020, expanding the Fire Station to allow separate space for female firefighters, addressing the red clay flowing into the lake and overburdened storm water ditches and retention ponds and widening of Columbia Avenue to allow for a bike/walking path. She also noted that SC counties came into existence in 1975 with no oversight of building, roads or water lines prior to that date. Severe problems with infrastructure have occurred within the county (e.g., water pipe breaking under a house causing the house to cave in) and the Council is trying to remedy these situations. Erin also advised Capitol Waste will replace Advanced Disposal in our area as of January, 2019.

Barbara thanked Erin for her help in eliminating "junk" signage on Amicks Ferry Road. Attendees thanked Erin for the work she has accomplished and for her representation of our area. Erin asked anyone with concerns to feel free to contact her directly.

New Neighborhood Developments:

Barbara reported the latest information on the two developments currently under construction on Timberlake Drive.

Timberlake Pointe (next to the Country Club) - Mountain Real Estate Capital has engaged local custom builder, Gallup and Lafitte, to build four semi-custom homes within Timberlake Pointe. The first home, the Reid plan, will be built on the lake on lot 26. Site work has already begun on lot 26 and the estimated delivery date for the completed home will be this spring. Gallup & Lafitte and Mountain are also putting together home & lot packages on lots 15, 23, and 27. There is also an offer on lake lot 31. Infrastructure development in Timberlake Pointe is complete with the exception of a few miscellaneous items that will take place over the coming months.

Linkside - Infrastructure development is also complete in Linkside Phase 1 and the contractor has recently begun work on Phase 2, the final phase of development consisting of 23 lots. A majority of the sewer and storm drainage work in Phase 2 was completed while developing Phase 1; therefore, utility work should only 3-4 weeks to complete before moving on with completing the roadway -- making the connection to Timberlake Drive. Completion of Phase 2 is expected by the end of the year. Work continues with construction on six homes in Phase 1. Completion of the model home is expected in the next 45 days. The developer is confident that once the model home is completed and remaining infrastructure items are finished, sales activity will increase.

Barbara Remick, Neighborhood Watch:

There are eight subdivisions in the Timberlake Neighborhood Watch Program. TEOA residents should let the BOD know about any issues or concerns they would like to see addressed at the NW meetings. Barbara encouraged residents to attend those meetings.

Barbara Remick, Timberlake Country Club Liaison:

The Club is now offering three levels of membership: Golf at \$190 per month and Young Executive Golf (all household members under the age of 40) at \$160 per month. Both of these require a \$500 initiation fee. A Social membership is \$110 per month with a \$250 initiation fee. TCC is an integral part of our community and adds value to all our homes. She encouraged people who play golf to investigate membership and to patronize the restaurant – open to all – The Purple Martin Grille.

Barbara Remick, ARC:

Since October 2017, the ARC has processed 97 projects, ten were new homes. All projects involve an application, an approval, completion and later a follow-up inspection. New homes also involve meetings with our consulting architect, walking the lots, dealing with contractors, punch-lists, etc. The ARC committee requires a tremendous amount of time and effort, and Barbara thanked the ARC members: Quentin Hopkins, Don Tyler, Tom Williams, Tom Remick, and Paul Thomas for their tireless work on behalf of our community.

Candidates and Ballots:

Ballots were collected at the meeting, delivered to the TEOA post box and to the Secretary. The tally was completed after the meeting with the election of Barbara Remick, President, Fred Stokes, Sr. VP-Grounds, and Henry Kelly, VP - Covenant Enforcement. These are two-year terms.

The meeting was adjourned at 7PM.

Respectfully submitted,
Donna Elgie, Secretary