

Minutes, TEOA Board Meeting, October 1, 2020, TCC Card Room

In attendance: President, Barbara Remick; VP, Henry Kelly; Treasurer, Larry Wade; Secretary, Linda Hall.

The BOD has worked electronically during the Covid 19 pandemic; TCC now permits the Card Room to be used for meetings of up to 10 people (with masks). The meeting was called to order at 6:00 p.m. and the following items were addressed:

- The BOD reviewed the agenda items and ballot for the upcoming annual meeting and election scheduled for 11/2/20. Information will be mailed to all owners in the next week or ten days.
- Work on the TEOA islands is completed and is much more attractive. Barb will contact Green Earth about one sprinkler that is no working properly. Also, dead trees/limbs that remained near our entrance after storm damage earlier this year have been removed.
- Update to Newsletter – Barb spoke Donnie, the current manager of BI-LO. The latest information is BI-LO will close on Saturday October 3 and reopen as Lowes on Saturday, October 10. Donnie will serve as the manager of the new store. Lowes will work incrementally changing signage and the appearance of the store.
- Two contractors were notified TEOA policy is as follows: Barring an emergency, exterior contractor work is not permitted in the Estates after 5 pm Saturday until 7am on Monday. This is for all contractors – not just approved ARC projects.
- At the request of residents the TEOA followed up and installed the Golf Cart crossing signs on Lake Estate Drive. The board felt that this was a necessary precaution – and stepped up to take care of it.
- The BOD followed up on a large for sale sign posted on the waterfront. The sign was removed per our Covenants.
- The BOD discussed a request for a donation and deemed it an inappropriate use of dues.
- The BOD has requested an out-of-state owner remove a tree that poses a danger on Lake Estate Drive. No resolution to date.
- Residents have brought questions about how often our hydrants should be flushed. Chapin Utilities informed us the hydrants/lines must be flushed

every two years and must comply with DHEC standards. They are currently making their way up Amicks Ferry Road toward the Timberlake neighborhoods. They are currently working in the Bear Creek and Night Harbor area. However, if you are experiencing a problem with your water – any orange staining or an odor, the resident should contact Chapin Utilities at 803 575 8042. The BOD also received inquiries about LETTS tanks. Not all homes in our sub-division require a LETTS tank; individual homeowners who have a tank are responsible to have it pumped when necessary. If you need further clarification, the best source of information would be a call to the Town of Chapin Water and Sewer Department.

- TEOA Policy - Trash receptacles and yard trash should be placed on the curb late on Sunday and returned to their proper storage place as soon as possible on Monday after pick-up. If residents are not able to return the garbage cans on Monday, then they should make arrangements with a neighbor to do so.
- Homes continue to sell quickly in our sub-division – some above the asking price. We continue to hear from realtors and prospective buyers that Timberlake Estates is an attractive community where it is clear Covenants are enforced and is a neighborhood which will retain its value.
- The BOD encourages all residents to stay informed about the zoning issue At the intersection of Amicks Ferry and Old Ferry Road and the intersection of Amicks Ferry Road and Green Meadow Drive from a residential local, four houses per acre, to limited local. With this change of zoning street classifications, any outcome from commercial to housing zoning is possible such as mobile home parks. Lexington County will have a hearing on this track of land on Tuesday, October 13, 2020 at 6:00 p.m. Residents should call (803) 785-8121 for additional information on this important zoning hearing which will affect all of us. This re-zoning hearing was highlighted in the October 2020 Timberlake Times newsletter.
- The BOD followed up on a contractor who was dumping paint in the lake. The Builder was fined, and appropriate county agencies were notified.
- Timberlake Estates continues to grow. Two new houses are currently under construction – one nearing completion. Plans for a new waterfront home have been submitted.

- Unapproved clearing of a lot was stopped thus protecting an active Osprey nest with young hatchlings.
- This week the BOD received a complimentary note from a resident thanking the BOD and the ARC for keeping our neighborhood in such a beautiful state.
- Deb Kelly, the TEOA Welcome Lady, has delivered welcome packages to all new owners. This task was made more difficult because of the COVID 19 pandemic. Sometimes she is mailing them via USPS. Or if we have a phone number or contact email, she makes arrangements to leave a packet with the new owner. If they have not done so, new owners are reminded to email their preferred email and phone number to the TEOA Secretary at teoa.board@gmail.com.
- VP, Henry Kelly reported all violation issues brought to the Board's attention have been resolved.
- Treasurer, Larry reported only two owners were late with their assessment and were charged a late fee. There are no problems with our current budget. Larry provided the Board members with a draft of the 2021 proposed budget based on this year's actual. He will present the proposed 2021 budget at our annual meeting.

With no further business, the meeting adjourned at 7:00 p.m.

Respectfully submitted,
Linda Hall, Secretary