

**Minutes of the Annual Members' Meeting**  
**Jordan Springs Two Homeowners Association**  
**Monday, November 25, 2024**

**Location: Middle Tyger Library, Lyman, South Carolina**

**The meeting was called to order** at 6:00 pm. Thirteen people, representing ten residences were in attendance. All three board members—Jose Santiago, President; Kim Karaszewski, Vice-president; and Delores Baxter, Secretary/Treasurer—were present. Non-board-member homeowners in attendance included Joe Andrukiewicz, Kenneth Brooks, Gary Chapman, Mary Donahue, Bruce Karaszewski, Steve Novak & Brenda Jones, Matthew Ray, and Steve & Sandra Spanitz.

**The Minutes** of the October 22, 2024, Special Meeting were read and were objected to by Steve Novak and Brenda Jones. (A copy of the HOA Minutes and a copy of the Residents' Objections are both available in the *Addendum to the Minutes* at the bottom of this page.)

**The Minutes** of the September 3, 2024, Board Meeting were read and approved.

**The Treasurer's Report** for January 1 through November 25, 2024, was read and approved.

**New Business**

- The 2025 Budget Proposal was read, discussed, and approved.
- The election of the HOA President for a three-year term beginning January 1, 2025 was held. Kim Karaszewski nominated Jose Santiago to serve as President for the 3-year term beginning January 1, 2025. Sandra Spanitz seconded the nomination. It was voted upon and passed.
- The problem of grass growing in the streets was discussed.
- The possible need for speed bumps or signs to control speed was discussed.
- The areas that are not well-lit were discussed.

**Old Business Discussed**

- **The Novak Trailer Violation**  
An argumentative discussion erupted concerning the Novak trailer violation. Steve Novak & Brenda Jones insisted that their trailer had not been in violation of Restriction 12, and that the violation should be removed from the HOA record. Jose Santiago explained that the Board determined that the trailer was in violation, but that no fine had ever been issued, and that extra time had been allowed when Steve revealed at the Special Meeting that he was disabled and needed the extra time. A heated discussion progressed for nearly half an hour and four attendees left the meeting.

Jose Santiago made a motion to close the meeting and Delores Baxter seconded it.

**The meeting was adjourned** at 7:18 pm.

\*\*\*A recording of the entire meeting is available.

**See Addendums on following pages**

**ADDENDUMS: Amended Minutes of Special Meeting/Objections to Minutes and Outcome of Special Meeting**

**Amended Minutes of Special Meeting**

**Jordan Springs Two Homeowners Association**

**Tuesday, October 22, 2024**

**Location: Middle Tyger Library, 170 Groce Road, Lyman, SC 29365**

**The meeting was called to order** at 3:33 pm. All three board members—Jose Santiago, President; Kim Karaszewski, Vice-president; and Delores Baxter, Secretary/Treasurer—were present. Also in attendance were Steve Novak, Brenda Jones, Steve Spanitz, Mary Donahue, and Kenneth Brooks.

**Topic of Special Meeting:** Trailer Violation at 221 Jordan Springs Drive

**Discussion of Trailer Violation at 221 Jordan Springs Drive with the Following Documents Read into the Record:**

- JS2HOA BYLAWS Article 3, Section 3.3. Special Meetings
- Trailer Violation Letter 8/22/2024 - HOA Board to Steve Novak
- Trailer Violation Letter 10/19/2021 - Steve Novak, President HOA Board to Emily Foster
- JS2HOA BYLAWS Article 6, Section 6.3. Fining Procedure
- Trailer Violation Letter 7/8/2013 - Hinson Management, Inc to Steve Novak
- Trailer Violation Letter 4/21/2017 - Hinson Management, Inc. to Steve Novak

**Resolution:** Mr. Novak requested and was granted a leniency in the normal enforcement of Restriction #12, because he informed the board that he is disabled. Therefore, he was allowed additional time for loading and unloading, but was advised that when not in use, the trailer is to be parked either behind the house or beside the house behind the front corner.

**The meeting was adjourned** at 4:13 pm.

**Objections to the Minutes and the Outcome of Special Meeting—read into the record by Brenda Jones.**

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**Jordan Springs 2 HOA Annual Meeting October 22, 2024**

Addressing Board: For the Record I am Objecting to October 22, 2024 Special Meeting Minutes

You know at the Special Meeting it was very chaotic and out of control.

Trailer Violation at 221 Jordan Springs Drive (For the record I state I was not in Violation)

For the Record: Minutes need Corrected: With the following

1. The alleged trailer violation should be labeled not in violation for the following reasons.  
IN USE
2. Delores Baxter made reference About Courtesy letter in Records from previous president on a trailer violation dated 10-19-2021 (not given or mailed to my knowledge) that was taken care of in person by Jose Santiago while Treasurer. Never filed as a violation
3. Delores Baxter: Made reference to the violation dated 10-19-2021 (that this made precedence for RV's and Trailers that this is the only thing she had to go by). When the CCR's and Bylaws set precedence. When looking in the records Delores should have also found while President on 10-18-2022 communications about asking to park RV in yard, parking was turned down for the member at 261 Jordan Springs Dr.
4. I am giving a copy of the email for 261 Jordan Springs Dr. where it shows on 10-18-22 the communication of that member being turned down on RV request to park in yard.
5. The resolution is almost correct pertaining to my disability. It was also agreed that I might take longer on projects whether loading or unloading, if I empty the trailer as long as it is not sitting there 2,3 5 days empty (agreed upon by Jose Santiago at the Special Meeting 10-22-24). With my age and disability may take me longer to load or unload my trailer. So that when I am in between loading and unloading I don't have to go back and forth trying to hook up the trailer. In between projects or when not in use will park in appropriate place.

For the Record I am stating the Trailer was in use, and not in Violation

1. For the Record: Board Member Minutes of meeting on April 17, 2023 Under **New Business Discussed: Any infractions corrected promptly upon informal notice will not be entered into the permanent residence-file.**
2. Courtesy Letters have always been considered an informal notice.
3. For the Record you have listed: The Trailer Violation Letter dated 8/22/24 -HOA Board to Steve Novak ---- This is the Courtesy Letter.

4. For the Record and recorded by the Secretary/Treasurer Delores Baxter, admittedly stated that she only saw the trailer 1 time just long enough to take a picture. Which we have still not seen.
5. Also, Recorded During the meeting President Jose Santiago said as soon as Steve got the 1<sup>st</sup> Notification (Courtesy Letter) everything got busy, moving around, wood (split fire wood) on side of house the trailer was in use.
6. For the record I want to make it abundantly clear that even if the trailer was deemed to be in violation when I received the courtesy notice dated August 22, 2024, there are critical points that MUST be acknowledged! During the special meeting, President Jose Santiago explicitly referenced the initial notice regarding the trailer. He stated that the minute I received the 1<sup>st</sup> Notice (courtesy letter), everything got busy, trailer in use. Let's consider the minutes from the board meeting held on April 17, 2023. It's quite clear **that any infractions corrected promptly upon informal notice will not be entered into the permanent residence-file.** Making it clear that it will not be recorded in the permanent residence-file. This means that even if the trailer was an alleged violation when that first notice reached me, it was promptly addressed. As per President Jose Santiago's own acknowledgment at the special meeting, the trailer was in use and should have fallen under the policy stated with the Board Member Minutes made on April 17, 2023.  
The bottom line is this: according to the Board Member minutes meeting on April 17, 2023, no violations should be considered if they were corrected right away upon informal notice! Therefore, after receiving the courtesy notice, I acted immediately, and based on the President Jose Santiago's comments, this should no longer be regarded as a violation in my file.

So even thou you allege my trailer was in Violation you know it was in use after 1<sup>st</sup> Courtesy letter.

I would think with all this information that anyone would here at the annual meeting can see that the minutes should be corrected concerning the Alleged Violation and should be found not in Violation. And not put in the file as a Violation for these reasons.

**Minutes of the Board Meeting  
Jordan Springs Two Homeowners Association  
Monday, April 17, 2023**

**Location: 308 Dustin Reid Court, Duncan, SC 29334**

**The meeting was called to order** at 2:00 pm. All three board members—Jose Karaszewski, Vice-president; and Delores Baxter, Secretary/Treasurer—were present.

**The Treasurer's Report** was read and approved.

**The Minutes of the January 12, 2023, Meeting** and the **Record of HOA Actions** for **January 12 and March 17, 2023**, were both read and approved.

**Old Business Discussed**

- The HOA annual insurance premium will be due and payable in May.
- Maintenance of the entrance will be done by volunteers this season, including painting and landscaping labor.
- Board member terms will revert to the 3-year staggered plan which was implemented by an amendment to the Bylaws and was implemented every year from 2018 to 2022.

**New Business Discussed**

- The new HOA website, [jordansprings2hoa.com](http://jordansprings2hoa.com), went online February 1, 2023.
- JS2 renters will be given an opportunity to promptly correct violation: if a violation notice is sent to the homeowner.
- Any infractions corrected promptly upon informal notice will not be entered into the residence-file.
- Any infractions which require formal notice will be entered into the p
- A community-wide yard sale will be scheduled for May 20, 2023, from 10:00 am to 4:00 pm.
- The residences at 309 Dustin Reid Court and 265 Jordan Springs Drive