

January/February 2025 HOA Events/Meetings

January 6, 2025 Jose Santiago and Kim Karaszewski met at 254 Jordan Springs Drive to discuss an upcoming meeting they had pre-scheduled with Roland Management Company for January 7th. Delores Baxter, suffering from Covid, was unable to stay for the January 6 board meeting or attend the January 7 Roland Management meeting.

January 7, 2025 Jose Santiago and Kim Karaszewski met with Vince Roland at Roland Management Company and worked out a management contract for the HOA. Delores Baxter received a copy of the contract when the Board met on January 21st.

Minutes of Board Meeting Jordan Springs Two Homeowners Association Tuesday, January 21, 2025

Location: 254 Jordan Springs Drive, Duncan, SC 29334

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

The Minutes from the November 25, 2024, Annual Members' Meeting were read. Kim Karaszewski requested that the Minutes be amended to include the fact that four homeowners left the meeting early because of extreme arguing. (The Minutes were thus amended and were later approved via Email on February 12, 2025.)

The Treasurer's Report for January 1 through December 31, 2024, was read and approved.

Old Business Discussed

- Street light problem at 217 Jordan Springs Drive

New Business Discussed

- Proposal to hire Roland Management Company for the JS2 HOA due to a persistent resident situation
- Suspension of the current HOA website since the new management contract includes a website for the HOA

Motions/Votes

- Delores Baxter made a motion that the Members be allowed to vote on whether (or not) to hire a management company because the Members had voted by a 99% majority in 2020 to have NO management company. No one seconded the motion, and no vote was taken.
- Kim Karaszewski made a motion that the HOA hire Roland Management Company for the 2025 year, and Jose Santiago seconded the motion. A vote was taken. Jose and Kim voted yes. Delores voted no. The motion passed by a vote of 2 to 1.
- Delores Baxter made a motion that the Management Company fee of \$120 per month be paid from existing HOA funds to avoid affecting the residents for the current year. She pointed out that according to the Bylaws, a management company contract cannot exceed one year. The motion passed unanimously.
- Delores Baxter made a motion that before we renew any management contract for 2026 or take any action which increases homeowner dues, we notify the homeowners in advance and inform them of the specific situation which prompted the hiring of Roland Management Company for the current year. No one seconded the motion, and no vote was taken.
- Delores Baxter made a motion to non-renew the HOA website for 2025 since the Roland contract includes a website for the HOA. Kim Karaszewski seconded the motion, and it passed unanimously.

The meeting was adjourned at 3:16 pm.

February 4, 2025 Jose Santiago and Delores Baxter met with Vince Roland at Roland Management Company, 434 Marion Drive, Spartanburg, SC, (Kim was unable to attend due to surgery.) Delores read a list of concerns regarding the proposed contract. Vince assured Delores that supervision of the HOA would remain under Board control. Pertinent HOA documents were then given to Vince. Jose signed the contract and delivered the \$15,276.64 balance of HOA funds to Roland Management Company. Jose stated that he plans to keep the current HOA website because it provides more information than the Roland website will provide.

See Below: List of HOA Documents Provided to Roland Mgt. and List of Concerns Expressed by HOA Sec/Tr

Jordan Springs Two HOA

Document Hardcopies provided to Roland Management

(All HOA files made available for copy to computer via USB)

2024 Income Tax Return (Completed and Filed)

2025 Annual Budget (Approved at November 24, 2025 Annual Meeting)

January 2025 Monthly Financial Report

2025 Annual Dues Payment List (Refunds due to residents Nesbitt and Garcia)

Current Members List by Last Name

Current Members List by Address

Minutes of January 21, 2025 Board Meeting

List of Jordan Springs Two HOA digital files (available for transfer via USB)

List of Duties of Officers (as assigned in Bylaw 7.6)

Bylaws of Jordan Springs Two HOA

Declaratory Statement of Covenants/Restrictions to Run with the Land

Statement of concern by Secretary/Treasurer of Nonconformance of Contract with JS2 Bylaws

February, 2025

RE: Jordan Springs Two HOA/Roland Management Company Contract

Concerns of Secretary/Treasurer, Delores Baxter

Lack of Homeowner Consideration-

The Board denied Homeowners the opportunity for input in the decision to revert to the use of a management company, even though 97% of the Homeowners voted in December of 2020 to eliminate the management company and return the optionally hired-out **duties** to the Secretary/Treasurer.

Main Concern: Nonconformance of Roland Contract with Jordan Springs Two HOA Bylaws-
Contract Item 1 on page 1 and *Item A* on page two both ignore *Bylaws 4.1, 6.1, and 7.6a*.

4.1 The Association is to be **managed** by at least three directors who are to be resident homeowners.

6.1 The Board is to **administer the affairs** of the Association

7.6a The President, subject to the control of the Board, is to **supervise** and **manage** the Association.

Contract Item 5 on page 3 violates *Bylaw 7.6c*. Whether processed by the Sec/Tr or by a management company performing one of the **duties** of that officer, all HOA funds are to be disbursed as directed by resolution of the Board. Therefore, any expenditures above or outside the approved budget require prior Board approval in order to be disbursed "as directed by resolution of the Board."

Both *Item J* and *Item 6* on page 4 exceed the Agent **duties** and **services** as specified in 7.6c. These are both Items of **management** and **supervision** which are reserved to the President, subject to the control of the Board, as stated in 7.6a.

Bylaw 6.2. The Board may employ a management agent to perform "**duties** and **services**" as the Board authorizes ("**duties** and **services**" NOT "**supervision** and **management**"). Management company authorized **duties** are listed in the Sec/Treas **duties** of 7.6c—NONE are authorized in the President duties of 7.6a. Also, a management company agreement is not to exceed 1 year and is to be subject to termination by either party without cause or penalty upon not more than a 90-day written notice.

Item 18 on page 8- The proposed contract may well be in accordance with and governed by SC state law, but the Jordan Springs Two Board of Directors is obliged to operate the HOA in accordance with and governed by the Jordan Springs Two Bylaws (which were also written in accordance with SC state law).

The contract, as written, would not hire a management company to perform certain **duties** and **services** for the HOA; but rather, this contract would expropriate the **management, supervision, and control** of the Jordan Springs Two HOA from its duly elected Board of Directors and would assign those responsibilities to a management Agent. Such an arrangement is not provided for in the Jordan Springs Two Homeowners Association Bylaws.