



## HOBCAW POINT RESIDENTS ASSOCIATION

### 2022 ANNUAL MEETING MINUTES

The annual meeting of the residents of Hobcaw Point subdivision was held in the Wando Room at the Hobcaw Yacht Club, 180 Hobcaw Drive, Mount Pleasant, South Carolina on Wednesday, February 2, 2022 at 5:30 p.m. (Eastern Standard Time).

Rick Hennigar, Vice President, called the meeting to order and presided. Also, in attendance were Linda Balzac, President, and multiple Hobcaw Point residents.

Mr. Hennigar provided an historical perspective on neighborhood issues and the impact the resident's association has had on affecting the outcome of those events and preserving the status quo of single-family housing. He reminded us that in October 2021, Hobcaw Point celebrated its 68<sup>th</sup> year of being in existence.

Mr. Hennigar admirably pointed out that for the past ten years, Linda Balzac had guided us through many of these events as our President. This year, Mrs. Balzac will be stepping aside, as well as Mr. Hennigar, to allow a new set of officers to pick up the neighborhood reigns. Both Hennigar and Balzac asserted that they would be available to assist the new officers in their respective roles.

#### **HOBCAW – I'ON PEDESTRIAN CONNECTION**

Recently, residents have observed motorized vehicles (including an Amazon delivery truck) utilizing the pedestrian access between Hobcaw and I'on. Initially, a wooden post was placed in an attempt to obstruct this type of traffic, only to be leveled by an unknown vehicle the next day. Shortly thereafter, three steel post (identified by the red marks in the picture to the right) were planted, spaced with distances that would allow pedestrian, bicycle, and golf cart passage.



Vince Graham had promised that this area would not be used as an easement for vehicular traffic, and such assurances were solidified by a town ordinance.

#### **COMMON AREA GROUND MAINTENANCE**

In the years past, and years to come, further beautification of the neighborhood front remains a priority. To that end, this may include seasonal landscape colors in the form of additional plantings and keeping the grass cut and bushes trimmed. On the "wish list" we are evaluating an up-lighting project for the trees around the neighborhood sign and compass rose creating a welcoming effect for all our residents, visitors, and friends.

In addition to matters at the front of the neighborhood, the median on Coinbow Drive has old pine trees and oak trees that require some attention. This project would require



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hiring a service to care/trim the trees and eliminate any potential unsafe branches. In addition, a thorough cleaning of the median grounds with landscaping options would enhance the beauty of Coinbow Drive.

The left pond on Hobcaw Drive, as you enter the neighborhood, has been in disrepair for decades. The dam was breached so water flows in and out. The wish is to repair this dam to restore the pond to its original condition. In addition, another water feature would add to the aesthetics.

### **MT PLEASANT CONSERVATORY COMMISSION**

When the East Cooper Port was created, there were assurances and agreements established protecting the area from any negative impacts that may occur from the container port. To that end, a commission was established that created a 100-acre tree buffer line to assist in mitigating noise and visual impacts from the port. It was suggested that this be an item to follow up on the terms of compliance.

### **POST OFFICE BOX CHANGE**



The post office box has changed to PO Box 408 – Mt. Pleasant, SC 29465

Unfortunately, we inadvertently let the box expire in the pinnacle of the COVID requiring us to change the address.

### **SPEEDING IN THE NEIGHBORHOOD**

Continues to be a challenge, specifically related to the Town of Mt Pleasant. Presentations requesting specific locations of three- and four-way stops sign intersections were made to the appropriate town personnel (Gary Ponder). He has avoided calling us back after our specific and direct responses to the obstacles presented.

On a positive note, the Town was called (spoke with Fred) about the faded speed limit signs. Within 48 hours, the signs were replaced.

### **UNDERGROUND POWER**

Mr. Hennigar then called on Fred Fabian to report on the Secured Power Initiative.

The strategic plan is quite simple:

- Extend the underground power down Muirhead Road as is planned for the Mathis Ferry Project. This would service Molasses Creek, Hobcaw, and part of I'on subdivisions.
- Town of Mt Pleasant to approve the cost of the Dominion Energy feasibility and cost study; funds that are already allocated to such endeavors.
- Once obtained, a "rate rider" could be calculated for funding the project.



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- Presentation to the neighborhood for approval; in light of overwhelming signed petitions by the residents in favor of such an action.
- Biggest drawback to the effort would be possible opposition by residents who still have over-head power to their houses. They would have to fund this expense personally. Dominion Energy offers this service and would be open to price concessions because of the quantity of homes that may require this service.

There are metrics used by Dominion Energy which clearly justify this request and have represented that they are in support of our objectives.

At the last meeting, County Councilman Herb Sass and President Balzac were to meet the town administrator, who appeared to be an obstacle in our movement forward.

President Balzac reported back that the town administrator was disingenuous in his efforts by agreeing to the effort in the private face to face meeting, but soliciting against the issue when brought to the respective town authority. The town administrator's focus is on expansion of areas north of town.

It was suggested that we seek grant funds in the wake of the rebuilding U.S. infrastructure initiatives. Anyone who might have insights on "how to" apply for such grants is encouraged to call anyone of us.

#### **COMMUNICATION INITIATIVE**


In addition to the web site (HOBCAW.ORG), efforts are underway to gather a database of resident email addresses for more timely communications through newsletters and the like. The impetus driven by challenges just encountered in HPRA meeting notifications.

#### **FINANCIAL REPORT**

Hennigar called on Balzac for presentation of the Treasurer's report. Details of her report were posted on the Financial Section of the HPRA's web site [hobcaw.org].

Mrs. Balzac reported that expenses were primarily centric to the neighborhood's entrance such as lawn maintenance and power for post lights on the entrance signs. Various cost savings efforts have been taken such as timers on the fountain and entrance lights. These costs also include pond treatments, ground cover (mulch), etc.

**VENMO**

 Get Venmo

This was a huge success in facilitating resident dues this past year.

Great improvement in dues collection over the prior year. Of the ~380 Hobcaw Point households, only 16% (61 households) sent in dues in 2019. Surprisingly, this was a decrease from the prior year. In 2021, 150 residents paid – 99 directly attributable to Venmo, the other 50 by checks.

Efforts are under way to link a button on the web site to our Venmo payment method.



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In the coming weeks, the new officers will need to transition onto the signature card on the bank account.

**DUES INCREASE**

Mr. Hennigar recommended dues increase from the current level of \$50/year to \$75/year. Discussion ensued and some attendees suggested the dues be raised to \$100/year. Mrs. Balzac stated that many of the residents already send in more than the \$50. After continued discussion, a motion that dues be increased to \$75/year was made, seconded, and passed by majority.

**OFFICER NOMINATIONS**

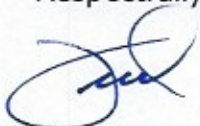
A motion was made that nominations be opened for election of the Board of Directors. The following names were presented:

- Bill Collar – President
- Directors:
  - Lewis Lee
  - Jamie Deveaux
  - Caroline Staley
- Fred Fabian - Secretary

There being no further nominations, the nominations were closed. The five were elected by vote of the majority in attendance.

There being no further business to come before the residents, the meeting was adjourned.

Respectfully submitted,



Fred Fabian  
HPRA Secretary

FTF/ap