

Hampton Pointe Owners Association, Inc.

Annual Meeting Minutes

September 2, 2025 — Lamb's Chapel

The annual meeting of the Hampton Pointe Owners Association, Inc. (HPOA) was convened on September 2, 2025, at Lamb's Chapel. The meeting was called to order at 6:30 PM by Don Kirkham, President of the Association. He began with a welcome to all attendees, followed by a prayer seeking the Lord's blessing upon the meeting and our country.

Attendance and Quorum

A total of 32 lot owners were present in person, and 7 proxies were submitted, representing 18% of the 218 lot owners in Hampton Pointe. Despite the attendance, the notice for the annual meeting had been distributed more than 30 days in advance. In accordance with the Association's By-Laws, those who neither attended nor submitted a proxy were counted for the majority, thereby establishing a quorum of 100%. A motion to proceed with the meeting was made by Mike Guerracino and seconded by Katrina Allison. A show of hands from the lot owners present demonstrated clear support, with no opposition.

Meeting Materials and Approval of 2024 Minutes

Upon entering, each lot owner received the meeting agenda, the proposed budget for 2025-2026, and the minutes from the 2024 annual meeting, as needed. Roll call and notice of homeowners were confirmed by April Tiller from Palmetto HOA Management Services. A motion to accept the 2024 annual meeting minutes without reading was made by John Garrett and seconded by Trish Caulder and was unanimously approved.

Budget Presentation and Financial Update

A PowerPoint presentation was delivered, summarizing the current budget and major expenditures for the fiscal year, which ends on August 31. At the time of the meeting, the final fiscal report was not yet available, making it difficult to compare the actual expenditures to the projected budget. It was noted that, unlike previous years, projected expenditure would exceed the budgeted amount. As of the end of July, the operating account balance was \$17,961, and the reserve money market fund held \$31,562.

The proposed budget for 2025-2026 was introduced, mirroring the previous year with minimal increases. However, with expenditure surpassing the budget and delinquent accounts totaling over \$6,000 (including 9 lot owners owing \$300-\$500 each, 10 owing \$150 each, and one foreclosure exceeding \$2,000), the Board of Directors anticipates increasing HOA dues to \$200 for the 2026-2027 fiscal year. For 2025-2026, dues remain at \$150. The budget is established by the Board of Directors, guided by the management company, and is not subject to a lot of owner vote, as stipulated in the By-Laws.

Project Updates and Maintenance

The following projects and their costs were detailed, with accompanying photographs:

- Gazebo and docks staining — \$3,500 (Practical Painting, scheduled for September-October)
- Front signs powder coating — \$350 (Calder Powder Coat, scheduled for September-October)
- Removal of fallen trees at power lines — \$500 (Broach Tree Service)
- Gazebo bench repairs — No cost, completed by the President

Grounds Report

The Grounds Report indicated no significant changes to lawn service. Lot owners were reminded not to dispose of dog waste in the gazebo trash cans. Volunteers were requested to help remove full trash bags from containers and replace them with new ones. The importance of keeping street drains clear of debris was emphasized, particularly for lot owners near these drains. This maintenance is crucial before tropical storms or hurricanes. Additionally, all curbs should remain free of plants or mulch that could obstruct water flow or contribute debris to the drains.

Social Committee Report

The Social Committee announced upcoming community events:

- Yard Sale — October 11
- Trick-or-Treat — October 31, 5:00–8:00 PM
- Luminaries — December 13, 5:00–8:00 PM (Rain date: December 20)
- Easter Egg Hunt — To Be Determined
- End of School Movie Night — To Be Determined

Future Projects

- Installing electricity inside the gazebo (power currently available at a nearby pole with a power box)
- Repointing brick at the entrance
- Servicing the wells at the front and gazebo

Board of Directors Election

Nominations were opened for four vacant Board positions and closed once four candidates were proposed. Rosemary Orsargos, Mike Guerracino, Tim Williams, and Reggie Sanders were elected by unanimous vote, following a motion by Linda Lacy and a second by John Garrett. Continuing Board members are Linda Lacy, Katrina Allison, and Bob Heister. Two Board seats will become available in 2026.

Covenant Amendment for Storage Units

The Board of Directors presented the proposed specifications for HOA-approved storage units, which had previously been mailed to all lot owners. After discussion, a motion to vote on the amendment was made by Howard Lacy and seconded by Reggie Sanders. The amendment passed with 36 affirmative votes and 3 opposed, resulting in a 98% approval rate, as non-attendees and those not submitting proxies were counted with the majority per By-Laws (Article 4, Section 4). Lot owners may request an Architectural Review Committee (ARC) review for storage units through Palmetto Management Company. The Board will evaluate such requests for compliance, suggest modifications if required, and provide approvals as appropriate.

Payment of Dues

Lot owners can pay their \$150 dues by mail or in person at the Management Office using a personal check, money order, or cashier's check, made payable to Hampton Pointe Owners Association. The Management Office is located at 711 Saluda Dr, Suite 2A, Florence, SC 29501. Contact: 843-731-9043 or pallmettohoa09@gmail.com. The management company is working on implementing a new payment system, with notifications to be sent to all lot owners in the future.

Open Discussion

1. When the lake is treated for plant growth in spring, the Board will notify owners via an announcement posted at the front entrance news board.
2. Owners were reminded not to engage in excessive burning that creates significant smoke.

3. Oil, paint, or other liquids should not be placed in trash cans for pickup, due to the risk of spills on the roads from collecting trucks.
4. Contact information for Board members (emails or phone numbers) was requested. While most Board members prefer privacy, Mike Guarracino, President, provided his email: mguarracino@verizon.net. The management company remains the primary contact for questions.
5. Concerns about trees overhanging streets were raised. The Board will consult county authorities and the fire department regarding trimming rights and responsibilities.
6. Issues with poorly maintained vacant homes were discussed. The Board can send letters to property owners to address these concerns.
7. To encourage drivers to obey the stop sign at Hampton Pointe and Parliament, the Board noted that speed bumps are not permitted on county roads. However, they will consider painting white lines on the road and placing an additional sign on the pole.
8. Regarding RVs parked in driveways: owners will receive letters instructing them to move vehicles to their backyards or off-site storage. Historically, the Board allowed a grace period during summer, but after Labor Day, all RVs must comply with By-Laws regarding storage location.
9. The Little Library remains available at the dock for residents to "take a book, leave a book."

The meeting adjourned at 8:00 PM.