

## **Minutes of 2014 Annual Meeting of Members of Pine Forest Country Club Community Association, Inc.**

The annual meeting of the Members of Pine Forest Country Club Community Association, Inc. ("Association"), a South Carolina nonprofit corporation, was held on January 21, 2014 at 6:00pm at William Reeves Elementary School, 1003 DuBose School Road, Summerville, SC 29483.

The first meeting was called at 6:00 p.m. There being no quorum present at 6:15 p.m., a second meeting was called to Order by Lynn Goettee, who acted as Chairman for the meeting. Sandy Meier acted as Secretary for the meeting.

### **Call to Order**

Lynn Goettee called to order the meeting.

### **Pledge of Allegiance**

Lynn Goettee led the Pledge of Allegiance.

### **2013 Minutes**

Copies of the minutes of the 2013 Annual Meeting were made available to attendees. Lynn Goettee read aloud the minutes from the 2013 Annual Meeting. Lynn Goettee asked for any objections to the minutes as written. With no objections, the minutes were approved.

### **Announcements**

Lynn Goettee made administrative announcements and introduced/acknowledged the Board Members and Officers:

- D. Sherwood Miler, III, Board member and President (not in attendance)
- M. Stephen Varn, Board member (not in attendance)
- Lynn Goettee, Board Member (in attendance)
- Paul Glazar, Vice President (in attendance)
- Lori Miles, Treasurer (in attendance)
- Sandy Meier, Secretary (in attendance)

### **Old Business**

Paul Glazar reviewed the board activities and topics from the previous year including:

- Retention ponds and drainage ditches maintained from overgrowth
- Maintained common areas to include grass and shrub trimming throughout our common areas
- Replaced fence boards and signs due to vandalism
- Successful Dues Collection
- Sent out letter to 131 residents concerning garbage cans and boat trailers
- DR Horton has started the development and sale of 209 home addition to Pine Forest. Phase 1 consists of 69 homes
- We have been working and meeting with the front association with the idea of combining our association with the front association (Gables). This has been put on indefinite hold due to the Gables' inability to fill their officer positions in their association.

- The Garden Club decorated the bridge and light poles with baskets and garland for the Holiday season.
- HOA installed wreaths on the back of the stop signs for the holidays

### **New Business**

Paul Glazar introduced new business including:

- Board of Directors Election: Paul Glazar nominated Lynn Goettee, Bob Smithem seconded. Paul asked for additional nominations. With no other nominations, Lynn Goettee was elected unanimously by attendees.
- Treasurer's Report
- Adoption of the 2014 budget

### **Treasurer's Report**

Lori Miles presented the Treasurer's Report and the budget for 2014. Assuming we have no unexpected expenses, we will be able to add \$2,000 to our reserves.

### **Question and Answer**

Paul Glazar read aloud all questions that were submitted in writing prior to the meeting. The Board Members and Officers answered each question. Paul Glazar opened the floor up for discussion.

Topics discussed were:

1. **HOA Dues:** Discussed the amount of time it takes for checks to the HOA to clear the bank. Homeowners were asked to allow 30 days for checks to clear.
2. **Retention Pond Renau:** Paul Glazar offered to schedule an appointment with the Town Engineer along with the homeowner experiencing problems.
3. **Fence Repair on Renau:** The fence repair on Renau was paid for by the association. Our reserve fund is important for issues like this.
4. **Association Debt:** The HOA is debt free and in good financial health
5. **Legal Fees in Budget:** The legal fees may be less than budgeted since the Gables merger is on hold.
6. **ARB:** Homeowner asked if there was recourse against the builder for two homes built side by side with driveways next to each other. All home plans are approved by ARB.
7. **Antennas and Satellite Dishes** cannot be prohibited as per FCC and addendum to covenants. Covenants are on the website.
8. **Trash Cans:** Trash cans must not be in view the street and shall not be left on the street for more than one day
9. **Solar Panels:** This is something that will likely need to be addressed by the ARB in the future
10. **Tankless Water Heaters:** These are not covered in the covenants but will be addressed by the ARB.
11. **Street Light Maintenance and Bushes Blocking Light:** HOA trims the bushes in the common areas. Homeowners trim bushes on their own property. A homeowner can send a request to the HOA for us to ask another homeowner to trim the bushes.
12. **Drainage and Retention Ponds:** Storm drains can only be so big, and a large

amount of rain just cannot be managed. Day to day normal rain should not be a problem. 4 of 6 ponds off of Renau were dredged last year. Is pipe size regulated by town? Bob Smithem says no.

13. **DR Horton & Drainage:** With heavy rain and new construction, the slope of one homeowner's yard is causing a flow of water into neighbor's yard. Homeowner went to the Town Engineer, Russ Cornette, to see what DR Horton is going to do. DR Horton planned to create ditch beside his property. Is there going to be an area for drainage? Bobbi Bees said it is an easement, not a buffer.
14. **Highway 78 Reflectors or Light:** Residents and the HOA will see what options are available in improve the intersection of Industrial and Hwy 78.
15. **Rental Properties:** Homeowner asked for better supervision of rental properties as some properties have cars parked on the lawn and overall maintenance issues.
16. **Trash Cans:** Homeowner proposed a fine for people who have trash cans in view from the street and/or leave trash cans on the street for extended periods.
17. **Boat Storage:** This area is privately owned by Sherwood Miler. The HOA does not have any responsibility to provide boat storage.
18. **Speed Bumps/Speed Humps:** Discussed pros/cons. The town has a specific process including a petition and traffic study in place for homeowners who want to pursue the issue. The process is posted on the HOA website. Homeowners must pay the cost of installation. There were homeowners both for and against the issue.
19. Is **Olympic Club Drive** going to go through to the new section? Yes, the plans are on the HOA website.
20. Does **Sherwood Miler** still own more land? Yes, approximately 8 acres behind Congressional Blvd., and more acreage off of Bellerive.
21. **Kilarney** is spelled wrong on the new sign.
22. Why aren't Sherwood Miler and Stephen Varn at the meeting? They are not required to be at the meeting.
23. **Board Expansion:** Discussed a possible board expansion as the community grows by adding committees.
24. **Reporting Violations:** The HOA wants homeowners to report violations. Paul Glazar stated that he does not mind knocking on doors to enforce covenants.

### **Adjournment**

At approximately 7:55 p.m., Pete Hoyback made a motion to adjourn the meeting. With motion seconded and unanimously carried, Paul Glazar adjourned the meeting.

Minutes submitted by: Sandy Meier

Minutes approved by: