

Minutes of 2023 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 17, 2023 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.

Announcements

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

- D. Sherwood Miler, III, Board member and President (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)

2020 Minutes

Copies of the minutes of the 2020 Annual Meeting were made available to attendees. Lynn Goettee asked for any objections to the minutes as written. With a motion from Paul Glazar, second from Sherwood Miler, and no objections, the minutes were approved. (NOTE: During COVID-19, there were no annual meetings which is why we were approving 2020.)

Treasurer's Report

Lori Miles presented the Treasurer's Report and the budget for 2023, provided copies of financials to everyone, and answered all budget questions.

Topics discussed were:

1. Discussed increase in legal fees on budget. This amount is budgeted but will not necessarily be spent. The increase in the budget is for possible Gables merger and cost of collections using a law firm for past due accounts.
2. Discussed the budget vs the actual dues collected.
3. Professional services fees were explained including the budget increase to fair market value.
4. Discussed utilities expense and what that covers – water lighting, street lights, ponds fountain, lighted sign.
5. Discussed pond expense, who owns and maintains which ponds, the requirement from town to clean out ponds, and the importance of our reserve fund for pond expenses in the event of

disaster. The pond expense is increased on the budget in part because we gained more ponds with the new front section of homes.

6. The Reserve Fund was explained in full including examples of when it might be used.
7. The HOA is debt free, has a reserve fund for disaster emergencies, and in good financial health.

Old Business & Previous Activity

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

1. Ponds and drainage ditches maintained from overgrowth.
2. Weed and brush control of 13 detention basins, catch basins, and numerous drainage ditches.
3. Maintained all common areas to include grass cutting, shrub trimming, planting, and cleanup.
4. Maintain the two lots that comprise the open space on Congressional (area with a low wooden fence)
5. Maintained/repaired common area fencing and signs due to vandalism and age.
6. Managed dues collection – 900+ homes and lots.
7. Mailings to residents who were in violation of covenants regarding garbage cans, boats, trailers, etc. Homeowners are helpful in reporting violations to the HOA.
8. Advertised and supported the Annual Neighborhood Yard Sale in September.
9. Made a yearly contribution of services to The Gables in lieu of money.
10. The HOA assisted the Garden Club financially in decorating the bridge and light poles with baskets and garland for the Christmas season. The Garden Club donates their time and resources to this effort and does a beautiful job. Neighbors expressed appreciation.
11. Decorated the entrance sign and installed wreaths on the back of the stop signs for the holidays.
12. Worked with the Town of Summerville to make various repairs to streets and sidewalks and signs that were vandalized.
13. Improvements to the front entrance and cul-de-sacs to include plantings.
14. Cleaned up before and after storms.
15. Work on sign at Renau toward Industrial Blvd.
16. Replaced street signs that were stolen.
17. Managed concerns emailed to the HOA by homeowners.
18. Managed Gables dues invoicing, dues collection, and property sale/transfer requests from attorneys.
19. Replaced the flags and repaired the fountain pump and lights at the main entrance and got the street light back in operation.

New Business

Paul Glazar introduced new business and thanked homeowners for following the neighborhood covenants and making Pine Forest a great place to live.

1. **Election of Board of Directors Officer:** Lynn Goettee has served as an elected member of the Board of Directors since 2008. It is time for an election to fill this position. Lynn Goettee presented her bio to the attendees and the floor was opened for anyone to be nominated for the position. With no one entering the race, a motion was made and seconded to end

nominations. Lynn Goettee will serve another three years.

2. **Stop Signs:** Working with town to get approval for Glen Abby and Congressional intersection stop sign.
3. **Banks Construction:** The HOA will assist homeowner, Mary Bloomer, with communicating with Banks Construction about the noise from their site next to the neighborhood.

Question and Answer

Paul Glazar read aloud all questions that were submitted in writing prior to the meeting. The Board Members and Officers first answered each submitted question then opened the floor up for additional discussion as time allowed. Topics of discussion were.

1. **Multiple HOAs and Dues:** Explained where each HOA starts and stops within the neighborhood and what services are provided by each. This HOA is the Master HOA and Legacy is a SUB. The Gables separate. The dues in Legacy are higher because their HOA administration is handled by a management company VS our volunteers. Can the Gables or Legacy HOA's be dissolved – NO. Reserve at Pine Forest is part of the Master HOA. There is a map on the website that indicates all areas <https://pineforesthwa.com/residents/map/>
2. **Speed Bumps / Speed Humps / Traffic Calming:** Complaints about people running the stop sign at the intersection of Congressional and Olympic Club. The board explained that the streets are owned by the Town of Summerville and that 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 take on the petition work themselves and pay the cost of installation. There are homeowners both for and against traffic calming measures. This topic comes up every year.
3. **Ponds in Legacy section:** Pond maintenance is handled by Legacy HOA. All ponds are “dry ponds” except the pond by the mailboxes.
4. **Restroom on Golf Course:** Is it owned by The Club or the HOA? It is owned by the club. Report any issues to The Club.
5. **New Construction off 78:** Homeowner asked if anyone knew what the construction was, no one said they knew.
6. **Blinking Stop Sign:** Sign and white lines working well.
7. **Posts at front pond with reflectors:** These have been removed and will not be replaced. Homeowner expressed concerns that the entrance was too dark.
8. **Railroad Crossing:** Can the HOA do anything about the railroad crossing on Industrial Blvd.? No. Please share your concerns with the railroad. Lynn Goettee stated that she heard that work should begin again in February resulting in a smoother drive over the RR crossing. A homeowner suggested taking photos and contacting the Surface Transportation Board.
9. **Ponds:** Discussed where ponds are located, who has access, who is responsible for maintaining, town involvement and regulations, drainage problems, flooding concerns, drain blockage, golf course procedures, things homeowners can do to help such as minimizing grass clipping flow into storm drains.
10. **Garden Club** Christmas decorations acknowledgement, thanks, and appreciation of the great work. Homeowners were very appreciative and complimentary of the Garden Club.
11. **Sheds and Driveway Extensions:** All sheds, driveway extensions, modifications to home and lot, require approval from the Architectural Review Board. Explained the type of shed that

would be approved and process to compete application.

12. **Tree Removal:** The Town of Summerville governs tree removal.
13. **Kids on Scooters:** Homeowner expressed concerns that kids on electric scooters are going too fast. If they are breaking the law, police can be called. The HOA has no jurisdiction over streets.
14. **Sidewalks:** Homeowner would like a contiguous sidewalk on Pine Valley. She said she already had this conversation with Mr. Sherwood Miler and understands the issue but wants it on the record that a contiguous sidewalk is desired.
15. **Theft from cars:** Discussed recent activity of thieves checking cars for unlocked doors at night. There have been no reports of thieves actually breaking and entering, only accessing unlocked cars, so locking car doors is recommended.
16. **Neighborhood Playground:** Homeowner would like to have a playground. Mr. Sherwood Miler explained that the HOA does not want the legal responsibility and gave an example of a lawsuit in a Kiawah Island neighborhood. Mr. Miler explained the history of considering the Town of Summerville building a park on the plot of land on Congressional but the park would have to be open to the public and that was undesirable.
17. **Video Surveillance:** Homeowner asked if the HOA would install video surveillance at all entrances. At this time, that is not a consideration.
18. **Street Parking:** Homeowner said there was an instance of someone sleeping in a car on one of the cul-de-sacs. They said they called the police and were told that they can't make someone leave. There's nothing the HOA could do about that. The Town of Summerville has jurisdiction over on-street parking and enforces laws related to parking such as cars parked the wrong way on the street and parking on the street for more than 24 hours consecutively. Homeowners should inform the police about parking violations while the violation is in process instead of reporting to the HOA, who has no jurisdiction, then when we drive by the car is gone.
19. **Speeding:** Homeowner asked if the HOA could hire off-duty police as security. Our budget does not allow for this kind of expenditure.

Adjournment

At approximately 7:15 p.m., a motion to adjourn the meeting was made. With motion seconded and unanimously carried, Paul Glazar adjourned the meeting.

Minutes submitted by: Sandy Meier

Minutes approved by: 1/16/2024

annual meeting attendees.