

Minutes of 2024 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 16, 2024 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)

2023 Minutes

Copies of the minutes of the 2023 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.

Treasurer's Report

Lori Miles presented the Treasurer's Report and the budget for 2024, provided copies of financials to everyone, and answered all budget questions.

Topics discussed were:

1. Discussed increase in legal fees necessary to cover collection costs. Delinquent homeowners assigned to collections will be billed for legal fees.
2. Discussed the budget vs the actual dues collected.
3. Professional services fees were explained.
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. Cleaned up before and after storms.
14. Work on sign at Renau toward Industrial Blvd.
15. Managed concerns emailed to the HOA by homeowners.
16. Managed Gables dues invoicing, dues collection, and property sale/transfer requests from attorneys.

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. **Land at Glen Abbey & Bellerive:** Sherwood Miler presented detailed information on the land located behind the homes on Bellerive which has road access planned from Glen Abbey at Bellerive. The break in the road for access has been in place for 25+ years and you can see it if you walk by. Most of this land is owned by a third party. A parcel of approximately 9 acres is owned by the developer of Pine Forest. There is currently a builder interested in building homes on that 9-acre tract which would be part of Pine Forest Country Club Master HOA. The access to that property is planned to only be within Pine Forest at Glen Abbey. Another entrance/exit to the neighborhood is not planned and no road access is planned to connect to the land owned by the third-party.

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://pineforesthoea.com/residents/map/>
2. **Speed Bumps / Speed Humps / Traffic Calming:** This topic comes up every year. 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. Info on website at: <https://pineforesthoea.com/residents/speed-bumps/>
3. **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.
4. **Garden Club:** Christmas decorations acknowledgement, thanks, and appreciation of the great work. Homeowners were very appreciative and complimentary of the Garden Club.
5. **Mallard Landscaping:** Homeowner(s) expressed gratitude and praise for the excellent job Mallard does keeping the landscaping of our common areas always looking good.
6. **Dog Poop:** An appeal was made to dog owners to walk dogs leashed on the sidewalk, refrain from allowing dogs to defecate on lawns, and pick up any droppings and dispose of in your own trash can.
7. **Yard Waste:** There was a complaint and discussion about people piling yard waste on the street too early. Another issue is dumping of yard waste on empty lots or common areas. There was a discussion of bagging or not bagging yard clippings. Bottom line is the town prefers unbagged clippings, but clippings should not be placed on the road where rain can carry clippings into storm drains, and yard waste should not block traffic or be placed on the road far in advance of pick-up day. Place your own clippings on your own property.
8. **Flags at Entrance:** Flags at entrance are tattered and need to be replaced.
9. **Speeding & Stop Signs:** Complaints about people speeding and not stopping at stop signs as well as complaints of too many stop signs. The HOA has no authority to issue traffic violations of any kind.
10. **Front Entrance Sign and Lighting:** It is still a desire to replace the entrance sign. The HOA is working to restore the lighting.
11. **Playground:** Homeowner asked if we would consider building a playground on common area land. Sherwood Miler explained the history of the open area on Congressional – a playground was initially considered for that area, but a lawsuit against another HOA for millions of dollars at the same time made the developer reconsider the liability and

affordability of an HOA owned playground. The Town of Summerville offered to build a playground on the land, but it would have to be open to the public. That option was considered but not deemed a desirable option. With the cap on our HOA dues as defined in the Covenants, the cost involved in building and maintaining, the liability to all homeowners, and the fact that we are a volunteer Board, the decision was made to NOT build a playground.

12. **Rental Restrictions:** Question was asked about any restrictions on the percentage of homes that can be placed for rent. There are no restrictions in the Covenants on the percentage of homes allowed to be rented.
13. **Mailbox Requirements:** Discussed all mailboxes must be black, have approved post, and not contain coverings or artwork. <https://pineforesthwa.com/residents/mailbox-repair-or-replacement/>
14. **Fencing:** Discussed the different types of fencing and what is allowed in each section of the neighborhood, procedure to get approval from the Architectural Review Board. Advised all info is on our HOA website: <https://pineforesthwa.com/residents/architectural-review-board/>
15. **Sheds:** Discussed the shed types that will and will not get approved and the procedure to request approval from the Architectural Review Board. Advised proposal form is on our HOA website: <https://pineforesthwa.com/residents/architectural-review-board/>
16. **Golf Carts:** The subject of kids driving golf carts always comes up. The HOA does not have the authority to enforce traffic laws, but we can help educate people on golf cart laws. Information is on the HOA website at <https://pineforesthwa.com/residents/golf-cart-laws/>
17. **Garage Sale:** Reminded everyone about the Annual Garage Sale held on the third Saturday of September each year. Please do not hold other sales throughout the year. <https://pineforesthwa.com/residents/annual-yard-sale/>
18. **Promotional Signs:** Discussed political signs only – and only allowed 30 days prior to election. <https://pineforesthwa.com/residents/architectural-review-board/>

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 at annual meeting
on March 18, 2025