

Minutes from Carshalton by the Bay Homeowners Property Meeting

July 20, 2024

Saturday, July 20, 2024, the Board held its first quarter HOA meeting at the Carshalton pavilion to discuss the financial report and other neighborhood issues. Board Members are President Sheila Spagnolo, Vice President Mark Mahaffey, Treasurer Dan Miller, Secretary Kristen Miller, Member at Large John Leahy.

Reports of Directors:

Opening of meeting:

Welcome to new neighbors.

Minutes from October 21, 2023 –motion to accept

Board President Sheila Spagnolo

- For GPS purposes the Address of the Carshalton pavilion is 220 Carshalton Drive
- There have been reports of non-residents of our Carshalton neighborhood using the pavilion. People are getting out of their boat at the Carshalton dock and making use of the playground area. Non-residents are also parking outside the chain in the cul-de-sac and walking down to fish, play on the playground, etc. Suggestions were made for placing no trespassing signs. If you see people who are not permitted to be at the pavilion, please call the Spartanburg County sheriff's department non-emergency number (864-596-2222) and report it. Or contact a Board member.
- Due to insurance regulations, residents should accompany any one whom they give permission to use the pavilion. Community residents having a party/event should register on the calendar website. Go to carshaltonbythebay.org and click on the calendar. There is a place for

reserving the pavilion for special occasions. Please clean up after using the pavilion.

- Reserving pavilion on Holidays. Those present at the meeting agreed that Holidays such as July 4, Memorial Day, etc. should be blocked off on the calendar. This allows all Carshalton residents access to the pavilion.
- Responsible pet ownership. The Board is receiving complaints about pet owners not having their animals on a leash. The Declaration of CCRs is clear about pets being under leash when walked or exercised. This is increasingly important with the growing number of residents that are out walking. Also if your dogs are running free on your property, please restrain the barking by training them not to bark all the time. Please be considerate of your neighbors.

Financial Update from John Leahey, Member at Large

Residents who were present at the meeting were given an Income Statement and Budgetary Schedule. The numbers given on the financial statement reflect the bills and expenses as of July 1st 2024. The money in the savings account reflects the current reserve in the bank for other expenses and emergencies. There are no additional income or expenses factored into the budget for the remainder of the year.

Streetlights:

The streetlights are a big cost. An investigation revealed that Duke has no meter for the streetlights. Below is a fee schedule that Clay Addison worked on last year about how the monthly rate is established.

	Monthly Rate	Comments
Luminaire rate	\$21.14	From OL(Outdoor Lighting) rate schedule
Decorative rate	\$28.40	Cannot get an explanation on how this number is calculated
Total Rate/light	\$49.54	
19 street lights	\$941.26	
Taxes	\$65.89	
Total	\$1,007.15	

Architectural Control Committee activity

- Current ACC activity (new builds in progress)
 - 149 Carshalton Drive
 - 361 Reflection Drive
- Corner lot 87 is in the approval process
- ACC Guideline Reminder
 - If you are planning any builds or additions please go to our website, read the rules and submit an application to the ACC.
 - To view the CARSHALTON BY THE BAY HANDBOOK OF ARCHITECTURAL GUIDELINES and a list of fines and fees please check our website at Carshaltonbythebay.org
- Emailed letters about property maintenance

Architectural Control Committee members: Jackson Pernell, Dustin Wullenweber, Desiree Laude, Mike Smith

Other Business

- If you need keys for the pavilion please see Vice President, Mark Mahaffey

- If you would like to reserve the pavilion please go to the website and click on the calendar and then click on the link to reserve it. Please clean up after your party and keep the noise level down to a reasonable level.
- Mike Smith (ACC) spoke about the berm and the trees along Jordan Road. There are a total of 180 trees that line the length of the neighborhood along Jordan Road. These trees are approximately 15 years old. DK Tree Service and Aguilar Tree Service were consulted about an estimate for removing the trees. Additionally, Duke Energy Vegetation Management Program is scheduled to look at the trees in regards to removing the trees that are touching the power lines. If we cut the trees and plant new ones, the roots are still a problem when replacing trees. Also there is no irrigation on the berm. More discussion is needed. For now cutting already dead trees seems the best option.
- There was a suggestion that the neighborhood have a social.
- Discussion about kayak racks
- Discussion about the size of the Holly Trees at front entrance lead to concerns about landscaping beautification. A volunteer landscape committee was formed (Nancy Addison, Bao Xiong, Desiree Laude)
- If you would like to volunteer to serve on one of the boards, please let any HOA member know that you are interested.
- Community landscaping contract is being revalued

Maintenance:

- Pavilion needs to be painted. A bid of \$1300.00 has been submitted

ADJOURNMENT: There being no further business, the meeting was adjourned at 11:20AM. As of right now, the next meeting will be the October meeting.

Respectfully Submitted by

Kristen Miller

Secretary of Carshalton by the Bay Homeowners Association