

Cambridge Lakes HOA Board of Directors Meeting
Tuesday, February 19, 2019 at the Clubhouse in Mt. Pleasant, SC.

Present: Nora Pulley, Jerry Morrison, Debbie Chavis
Adam James was absent.

President, Nora Pulley, called the meeting to order at 4:29 pm.

The minutes of the January Board meeting had been approved on line.

President, Nora Pulley, suggested that we table the election of a board member to fill the vacancy in order to have all board members present.

The financial report was given by Treasurer, Jerry Morrison.

Jerry suggested that we

- prepare for another Reserve Study
- have a Real Estate Appraisal done at the completion of the Landscaping Renovation
- have an audit done at the end of 2019

At 4:45 homeowners were admitted to the clubhouse to hear the remainder of the board meeting.

Old Business

Porches

Specifications have been completed for the scope of the services to be done. The work has been put out for bids.

Shingle Inspection by Drone.

Jerry spoke with Skyview Aerial Solutions of Summerville. They charge \$200 per hour with a 2 hour minimum.

We will vote on the use of a drone next month.

Voting Ballot for pet size

Jerry and Nora will investigate height as a judge of size requirements for acceptable pets in the community.

Next month we will go door to door in pairs to acquire the necessary votes to specify the acceptable size of pets that can live in our community.

Debbie made the motion to devise a ballot which has 3 choices for pet size. Homeowners will choose 1 of 3 options. Jerry seconded and all were in favor.

New Business

Landscape Renovation Startup

Nora suggested that we have a walk through the community with the architect to see exactly what they plan to demolish before it actually begins. She will make an appointment.

There is concern about getting the landscaping done before the heat of summer begins.

Jerry suggested that we have another presentation for homeowners after we learn what will be removed.

The gutter drains from Buildings will be addressed as a part of the Landscape Renovation.

Necessity of Securing the Access to Shallow well Pump

Someone has turned the pump off 3 times. We have to spend the money to secure the on/off switch.

Paint Garage Trim

Julie will be asked to get bids on scraping peeling paint, replacing rotted wood, and painting the trim around the garage doors with exterior latex industrial quality paint.

Maximum Occupancy

Jerry has spoken with the fire department about the capacity of our clubhouse. It is determined by the number of exits in a room.

He suggested buying folding chairs so we can have the Annual meeting at the clubhouse.

The Issue of Non-Board Sanctioned Websites

The official Board Sanctioned website is www.ravenelassociates.com

Accessing this site will give the option of choosing our community where you will enter your login credentials. You can access governing documents. Soon and event calendar for the Clubhouse will be available.

All other websites are unauthorized and are not the official communication tools for the community.

Monthly Board meetings will be on the following dates.

March 19

April 15

May 21

June 18

There will be no July meeting.

The August meeting will be for the approval of a budget for the year 2020.

September 17

The annual meeting will be announced later.

Owners will be welcome to enter board meetings approximately 15 minutes after they begin.

A motion to adjourn was made by Debbie and seconded by Jerry.

The meeting was adjourned at 5:12 pm.

Respectfully submitted,

Debbie Chavis

February 21, 2019

Resident attendees voiced concerns: