

Cambridge Lakes HOA Board of Directors Meeting was held January 29, 2019 at the Clubhouse in Mt. Pleasant, SC.

Present: Nora Pulley, Adam James, Debbie Chavis

Absent was Jerry Morrison.

Property Manager; Julie Maranville

Vice President, Nora Pulley, called the meeting to order at 4:31pm.

Motion for approval of the minutes of the November 27, 2018 meeting was made by Adam James and seconded by Nora Pulley. All were in favor.

In light of the resignation of President, Martha Williamson, an election of officers was held. President is Nora Pulley. Vice President is Adam James. Jerry Morrison is Treasurer. Debbie Chavis is Secretary.

The financial report was given by Julie Maranville.

Old Business

a. Storm Drains- Cleaning of the storm drains was completed. However, the rain that followed left standing water in the parking lot by the drain between buildings B and C (which was the reason we had the storm drains cleaned). Ms. Maranville reported that Eadie's Industrial had encountered tree roots clogging the pvc piping. After being questioned about the continuing issue, they recommended abandoning that drain to the pond and re-routing that storm water to the drain in the street. Ms. Maranville reported that the company is 3-6 months out on scheduling that type of work. Discussion concluded that we need to get it done before the pavement repairs and sealing.

b. Specifications for Porch cleaning and painting were discussed

A different team/ maintenance crew will be responsible for different aspects of the project.

1. Screen removal and replacement

2. Carpenters will assess the condition of the wood on the porches and replace rotting pieces.

3. Painters will need to scrape the peeling paint and apply 2 coats.

Board members must research and choose the color and type of paint and caulk to be used.

4. Julie will determine which segment of the project will inspect the metal parts of the porch construction so as to insure correction of problems and assure the integrity of the renovation.

5. The floors of the porches will not be power washed as water would pour down onto the porch below.

6. The ceilings will be washed manually. Power washing will not be used on the ceilings.

- c. Fountain in the pond (behind the clubhouse) Julie reported that to repair the fountain would be nearly as much as purchasing a new one which would have a warranty. The fountain is 4 years old. Julie was directed to purchase and have the fountain installed.

New Business

- a. Set a schedule for board meetings

Board Meetings will be held the 3rd Tuesday of each month
(except July and August) at 4:30 in the clubhouse.

Board Meeting Schedule for 2019

February 19

March 19

April 16

May 21

June 18

July - NO meetings

August - Budget meeting

September 17

October

Annual Meeting and election of officers

November

December - NO Meeting

- b. Landscaping- We are going to start the process of Renovating the Landscaping- Remove and trim trees.
1. Building drainage
 2. tree work - Is not part of the landscape contract.
There is no reason to trim trees that are going to be removed

e. Pet Size

It has been determined that the community should vote. A ballot will be given to each owner. They must choose a weight to define the size of a small dog - 50, 35, or 25 pounds.

Owners who are renting out their units (of which we are aware) will be mailed ballots

Owners who have not given Julie an email address will be mailed a ballot.

Owners who live onsite will be visited by a pair of board members for their vote to be taken.

The owner will be asked to complete the ballot and place it in the Vote Envelope.

Julie will send out an email to alert the community of our plan so they can have time to consider the vote and expect a personal visit.

67% of the votes must be cast for one poundage to be able to change the by laws.

- f. Timer for well pump- It was noted in the discussion that perhaps excessive use of the off/on switch was not good for the timer. It was decided to not use a timer.

G, Preventative Maintenance-

1. Reserve Study should be referred to often to make sure we are following its plan.

2. Shingle inspection by drone- Julie said that it was expensive. Jerry had said he would talk to someone. We will wait for his information.

3. Repaving- There is some opposition among our group to Speed Bumps . We will re-evaluate when time for repaving is closer. Julie will get another bid.
4. Fence Repair- It seems that we have to make repairs on the fence often, Julie will contact a company.
5. Monthly Building Checks- Nora has completed Building B. She said they should be done monthly and the forms should be brought to Julie at our meetings.
Adam will do E and D. Jerry is doing C
- h. Geese and squirrel issue.
They are a NUISANCE. Geese are protected. Decoys don't work. Sprays for the grass are costly.
- i. Parking and Bike sticker program
Jerry is willing to accept the responsibility for this. Since he's onsite, it should be easier for residents to obtain them.
- j. Pool Repairs Broken tiles and caulking Julie is getting bids.
It needs to be done before the season begins.
- k. Setting front door entry code. Julie brought the written directions . Owners interested in updating their entry code or placing their name in the call box will have to call Julie
- l. Committees
Social- Jerry
Enforcement - Adam
Infrastructure- Debbie
Board members should begin enlisting owners to join their committees.
- m. Access the Community Garage
Julie said that It is not locked. It should not be used for personal storage

With no further business the motion was made to adjourn by Adam and seconded by Nora.
All were in favor.

Ms. Pulley adjourned the meeting at 5:15pm.

Respectfully Submitted,
Debbie Chavis, Secretary
January 29, 2019

Minutes were approved by email on Feb. 1, 2019.