

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

**Present:**

Nora Pulley, Jerry Morrison, Debbie Chavis, Adam James and Community Manager, Julie Maranville of Ravenel Associates, Inc.

President, Nora Pulley, called the meeting to order at 7:00 pm. The change in time was made to accommodate residents who wanted to attend the meetings, but work.

The group went immediately into Executive session to fill the vacancy on the Board. Our new Director will be Anna McCann. It was decided to make the announcement following notification of the other candidates. Nora will notify the other 2 candidates.

President, Nora Pulley, moved to approve the minutes of the February 19, 2019 meeting. It was seconded by Adam and approved by all.

The financial report was given by community Manager, Julie Maranville.

At 7:15 homeowners were admitted to the clubhouse to hear the remainder of the board meeting.

**Old Business**

**a. Porches**

Ms. Maranville has been unable to get bids from more than one construction company. She sites lack of interest in the project because of size and a preference for new construction.

There is interest in using metal instead of fiberglass screen which will increase the cost.

We desire to get the porches on the parking lot side of Buildings A & B first and quickly so the Landscaping project can begin.

Ms. Maranville will get an updated bid which reflects the metal screen for porches.

**b. Pumps, Wells, and Ponds**

Well work will begin Thursday, March 21st. Dragon Fly will inspect the bottom of the retention ponds for anything obvious that may indicate why the water is not being retained.

**c. Landscaping**

Ms. Maranville stated that the price given assumes that all the irrigation system will need replacement. It is possible that it will not be necessary, and the price would come in lower.

**Concerns:**

It appears that some do not want Pleasant Places to do the actual landscape renovation.

If we keep putting off making the decisions that allows work to begin, the Spring planting window will be missed. If the company that installs the new plantings is not the company that maintains them, there can be no guarantee of planting success. Time was spent examining the large blueprints that Ms. Maranville brought and visualizing what plants would be placed in which locations. Adam moved that we have a special work session to complete that analysis. Jerry seconded. All were in favor.

**d. Re-Surfacing and Speed Bumps**

Two members are not in favor of speed bumps. Jerry sited safety (loss of control of the car) & health (back problems) reasons for not installing the humps. Nora sited safety and health reasons TO install the speed

humps. Debbie said there are speed bumps all over Charleston. Jerry said they were on through streets. Julie said many neighborhoods have them that are not through streets.

In order to lock in on the quote, Adam moved to accept the proposal made by First Construction Management and decide on the speed bumps later. It was seconded by Jerry with all in favor.

**e. Pool Repair**

Only one bid came in for the repair of the tiling in the pool. It did not address the need for cracked tile refurbishment, but only to remove and replace the plastic stripping with caulk. Julie will get a bid on the cracked tiles and that portion can be added to the specifications later. The pool will open on May 1<sup>st</sup> provided all needed repairs have been completed. A motion to wait on the acceptance of the bid by Maritime Pools was made by Adam and seconded by Jerry. All were in favor.

**f. Updated Parking Sticker Program**

The current stickers expired in 2018. The new ones will be valid for 3 years through 2021. A resident survey will be completed before the stickers are given out. Julie said they were ordered March 8 and scheduled to be shipped the 20<sup>th</sup>. Vehicles without stickers can have notices placed on them, but the police are not able to give out information about the owner.

**g. Gutter Cleaning**

Julie got bids for cleaning the gutters. Debbie reported that some gutters are apparently not installed at an angle which allows the water to flow to the down drain. Julie said a gutter company would need to evaluate that. This company does only cleaning. Nora made a motion to accept the bid of \$2100 by Labor Pains to clean the gutters of all buildings. This includes Buildings A, B, C, D, & E and the Clubhouse. The garage gutters were cleaned earlier this year. It was seconded by Jerry with all in favor.

**h. Shingle Inspection by Drone**

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

**i. Leaking Windows**

Watkins agreed in December to correct the shoddy work done to windows of 2 (that we know of) units during reconstruction. He has been very slow in fulfilling his agreement. Nora directed Julie to get a bid to repair the window leakages.

**5. New Business**

**h. New Board Member Appointment**

The decision was made to delay the announcement until all candidates had been informed of the Board's opinion.

**i. Budget for Social Committee**

After discussion of low attendance at socials, food contributed by attendees, and excess leftover food, it was decided to allow a maximum of \$35 for each monthly social. Budgets for any other community gatherings will be evaluated individually. Motion was made by Debbie, seconded by Nora, and approved by all.

**j. Janitorial Services**

Some concerns were expressed. We need to examine the Janitorial Agreement.