

**LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.**

**Board of Directors Meeting**

**Wednesday, January 11, 2017 at 7:00 PM**

**At Lake Charleston Recreation Center**

**Directors Present:**

Jerry Mohan, President  
Lou Doherty, Vice President  
Dan Blackman, Treasurer  
Dan Moss, Secretary  
Sandi DeLeo, Director

**Also in attendance:**

Vangie Brodsky, LCAM

Jerry called the meeting to order at 7:02 P.M.

Jerry motioned to approve the minutes of the December board meeting, contingent on making the corrections regarding the motions made for officer positions. Dan Moss seconded and the motion passed 5 – 0.

**OPEN FORUM**

**Manager's Report**

The manager's report was submitted to the Board. See attached.

**Treasurer's Report**

Dan Blackman reported that about \$60,000.00 less than the budgeted amount was spent. The association received almost \$13,000.00 in paid fines. Legal Fee Recovery (collections and general) provided about \$23,000.00 and although almost \$25,000.00 was spent on collections, that amount was much less than for years 2014 and 2015, due to the decrease in foreclosures. A large expenditure was for monument signs. Reserves could have been used but it was not necessary as funds were available. Power washing was not done in 2016, which would have cost approximately \$30,000.00. The balance sheet at the end of December showed \$185,000.00 in the operating account. There is currently 1.1 million in reserves. Dan recommended getting bids for roadwork and also to consider bids for lakefront stabilization.

**DRB Committee**

Due to new rules and regulations, Lou sent an update to the board regarding handling issues. Lou said that color palette books have gone missing for about nine sub-divisions and need to be replaced. Jerry mentioned that sub-divisions are allowed to have an accent color for front doors. Although the sidewalks are county-owned, the HOA does not allow painted sidewalks. Members discussed the many different styles of mailboxes that are in the sub-divisions and it was suggested that only five different styles should be allowed. Fences were also discussed and PVC/composite board-on-board fences will not be approved.

**Covenants Committee**

The Board was presented with a list of homeowner violations, requesting approval to impose fines. Jerry motioned to give item # 5 owner a three-day extension to replace the plantings which they should not have removed; to send # 1, 3, 4, 8 to the attorney. Dan Moss Seconded and the motion passed 5 – 0. Jerry motioned to impose fines for # 2, 6, 7, 9, 10. Dan Blackman seconded and the motion passed 5 – 0.

**OLD BUSINESS**

**Bee Keeping**

Dan Moss motioned to allow managed honey bee sites which have proper state certification and are not commercial. Dan Moss rescinded his motion until he is able to obtain the following 1. A local list of HOA managed honey bee sites; 2. Clarification from the attorney and covenants; 3. State authorization requirements. He will then present the matter to the Board at the next meeting.

**Rules and Regulations**

In the revised rules and regulations, Jerry motioned to delete the word “removal” from the sentence on page 10, under the heading of Hurricane Shutters, third sentence. Dan Moss seconded and the motion passed 5 -0. The members agreed that the rules & regulations guide include the wording: Please refer to the HOA documents. The Quick Guide does not replace or supersede the association’s governing documents. This guide is a supplement to our governing documents.

**OPEN FORUM**

A homeowner reported that there is a tree which is blocking the view of the stop sign on Moultrie, going toward Lake Charleston Boulevard. The matter will be addressed. A homeowner in Waters Edge asked if any decisions have been made regarding the lake erosion. He was told that at this time homeowners may use whichever restoration procedure they want. An owner asked if the hurricane fabric panels which attach to the house are approved. He was told that they are. Another owner asked for an extension, to not remove their hurricane shutters, which are required to be taken down by November 1<sup>st</sup>. The owners are involved in a legal matter with their window company. Their new windows are allowing water to leak into the home, causing damage, mold. The Board approved the extension.

**ADJOURNMENT**

Jerry motioned to adjourn the meeting at 9:13 P.M. Lou seconded and the motion passed 5 – 0.

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Joyce Worcester

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Board Secretary