



Summerfield Property Owners' Association

110 Whispering Oaks Drive

Longs, SC 29568

summerfieldpoa@gmail.com

<https://summerfieldhoa.wixsite.com/home>

The Summerfield POA Executive Board met Nov. 10, 2021 at 7 PM at Bistro 90 & was live-streamed to Fb by M. Lesak.

Board Members:

Office		Address	Contact Information	Term Expires
President	R. Dagenais	155 WO	860-942-9344	2022
Secretary	D. Davidson	302 Corkwood	summerfieldpoa@gmail.com	2023
	G. Franklin	163 WO		2023
	M. Lesak	219 SB		2022

Members Absent: none

Homeowners in Attendance: 15 (see list)

Presiding Officer: R. Dagenais

Call to Order: 7:02 PM. R. Dagenais thanked all Veteran's for their service. Attendees applauded.

Approval of Sept. 1, 2021 Minutes: Motion: G. Franklin; 2nd M. Lesak. Approved.

Homeowner Comments:

HO presented to BOD six written statements for discussion:

- 1) Home Holiday Decorations: R. Dagenais replied, "BOD can't speak to issue as it involves a violation with a HO. These matters are confidential."
- 2) ARB volunteers: To date, no volunteers.
- 3) Temporary Structures Checklist: R. Dagenais replied, "A previous BOD created the list as per the MD "reasonable rules".
- 4) Widening Driveways using pervious pavers: Excellent suggestion!
- 5) Covenant Enforcement Policy: R. Dagenais replied this suggestion to revise the MD would change the MD & require a "super majority" vote of HO.
- 6) Parking Trailers Behind Fences: R. Dagenais replied that this suggestion would change the MD & require a "super majority" vote of HO.

HO expressed dismay that BOD did not "speak to him" regarding a trailer parked in the backyard but sent an Advisory instead. R. Dagenais explained that the provisions of the MD require that all HO are treated the same and all "violation(s)...written notice describing the violation and proposed sanctions to be imposed." (p. 15/20)

HO asked about ARB volunteers and qualifications. The BOD replied that no HO have volunteered to date. Also, the ARB is not a governmental agency which distributes permits, such as Code Enforcement. The ARB must comply with the Documents; actual construction or engineering background is not required.

HO discussed the "Little Library" (not POA property) relocation & expressed concern that it would be near a neighboring gate. Another HO suggested turning the LL around so it could be accessed more safely. The BOD agreed it was a good suggestion.

HO stated that he sent the POA an email on Oct. 1 (or 3) regarding a driveway expansion & to date no reply has been sent back from the POA. D. Davidson reviewed the POA email inbox and didn't find any email as described from that sender. The HO was asked to resend.

HO inquired about Noise Ordinance and stated MD needs to be updated to include same. She stated her neighbor is frequently outside at night with lights on in their backyard. The HO offered to send information re: Noise Ordinance to POA.

HO asked about Mailbox Resolution permitting all mailboxes and disputed date a mailbox was installed by R. Dagenais. To date, only one HO has requested approval for a mailbox despite the fact that many mailboxes in Summerfield have been replaced without requesting approval.

HO inquired if “dues” would be increased this year. R. Dagenais replied that a Budget workshop was held and a budget had been created for the first time. Bids are being solicited for landscapers & BOD will know more as year closes.

HO discussed “restaurant truck” coming into development & explained that she called the Co. & was told driver comes to have lunch with his mother.

HO offered to assist with landscaping if the cost of the service causes an increase in dues.

HO inquired as to amount of lawyer expenses & to status of replacing sign at front “No Soliciting”.

HO stated that, “...blocking a shed because it is unattractive, confuses me.”

Reports:

Financial:

- 1) **Account Balances** (reconciled as of Oct. 31, 2021)
MM: \$32,000.76 CH: \$1621.42 Drainage: \$10,693.20
- 2) **Annual Assessment:** 98 Paid to date/ 0 delinquent
- 3) **Reimbursement:** D. Davidson \$54.75 for postage.
- 4) **Budget Workshop:** BOD met on Sept. 26, 2021 for the purpose of creating a budget for Summerfield POA 2022. See notes.
- 5) **COA fee:** At the Budget workshop, motion to increase COA fee from \$100 to \$150.00 which is paid by the buyer to the POA: R. Dagenais 2nd; D. Davidson. Approved unanimously.
- 6) **Annual Assessment:** Due Feb.1, 2022.
- 7) **Approval of Financial Report:** Motion by: D. Davidson, 2nd; G. Franklin. Approved.

Correspondence: Secretary

Sent:

- 1) **Little Library Relocation letter to HO.** TDB location
- 2) **232, 234, 236 SB:** letter re HCSW tree cutting
- 3) **HEC:** street light outage at 246 SB
- 4) **HCSW:** letter re: tree marking & retaining wall advice
- 5) **137 WO:** Welcome letter
- 6) **235 SB:** email inquiry re: Fb question re fence removal for drainage work
- 7) **October update to HO**
- 8) **Replied to HO emails**

Received:

- 1) **HO request to begin “Good Neighbor” award (9/6/21)**
- 2) **243 SB:** request for Yard Sale signs
- 3) **HTC:** request for signs re: fiber optic upgrade. Approved via email 10/11/21
- 4) **223 SB:** request to park trailer in drive
- 5) **137 WO:** COA
- 6) **246 SB:** street light <https://www.horryelectric.com/report-a-street-light-out>
- 7) **171 WO:** request for trailer- 1 day
- 8) **400 CCP:** request to park boat in drive 1 day

- 9) **236 SB:** question re: tree removal
- 10) **232 SB:** question re: fence removal
- 11) **175 WO:** question re: fence condition
- 12) **243 SB:** request for Yard Sale signs. Approved via email 11/1/21

Front Entrance:

- 1) **Landscaping bids for 2022:** Received bid from Sweetgrass & Coastal Landscaping. Motion to contract with “Coastal Landscaping” as lowest bidder & current vendor by D. Davidson. 2nd: G. Franklin. Approved unanimously.
- 2) **Holiday decorations:** Volunteers needed.

Drainage:

- 1) **236, 234, 232 SB:** Letters sent 9/28/21 to HO apprising of upcoming Drainage work by HCSW Spring 2022.
- 2) **Silverbelle/ Monaca Swale:** HCSW identified trees. Next, contact tree companies for Drainage work on SB. Tom Roth to make another on-site visit.

Old Business:

1) **Accounting Updates:**

Fidelity Bond: R. Dagenais met with Waccamaw Insurance to purchase (“Crime Coverage”) for annual premium of \$231.00

CPA: R. Dagenais met with the CPA on numerous occasions to finalize accounting policies.

2) **Relocating “Little Library” on WO:** Project on hold. HO suggestion to rotate “LL” so opening is off curb was welcomed. R. Dagenais reiterated that the POA should be prudent and protect the users of the LL, even though it is not a POA initiative /property.

New Business:

1) **Yard of the Month:** Discussion: Gift card to 2021 end of year winner?

September recipient: 243 SB Amaya

October- Halloween recipient: 159 WO Bedard

2) **Meeting w Attorney:** September 28, 2021. All BOD were present to discuss confidential items with lawyer.

3) **Playsets:** Addendum-waiving approval to ARB but must be “only in rear or side yard no closer to 50% of the front...”

4) **“New Normal: Virtual Meetings” Webinar:** D. Davidson attended; Oct. 21, 2021

5) **Sign at front entrance:** Motion to approve sign at front entrance “No Soliciting” & “No Overnight Street Parking between 11 PM & 8 AM”. by D. Davidson; 2nd M. Lesak. Approved via email 11/1/21.

6) **Horry County Council Rt. 90 Meeting:** R. Dagenais attended.

7) **Sign Policy:** BOD asked to submit ideas.

Adjourn to Executive Session. Motion: D. Davidson; 2nd; G. Franklin

Time: 8:30 PM