



Summerfield Property Owners' Association

110 Whispering Oaks Drive
Longs, SC 29568
office@summerfieldpoa.org
<https://summerfieldpoa.org>

Open Meeting Minutes

Call to order

The Summerfield POA Board of Directors met on January 11th, 2024 at Greater Dimensions/Living Word Restoration Center. Presiding officer Steve Clark called the meeting to order at 7:01pm.

Attendees

Board Members present included Debbie Bowers, Steve Clark, and Whitney Henry

Homeowners in attendance

R. Dagenais (155 WO), M. Lesak (219 SB), C. Barrett (223 SB), P. Mcaleer (400 CP)

Roll Call to Establish Quorum

Approval of minutes

Minutes from the November board meeting were approved via email by unanimous consent of the board.

Reports

Treasurer's Report

Financial Report documents with additional detail for December may be found by [clicking here](#).

Account Balances

1. MM: \$36,243.01
2. CH: \$1,070.03
3. Drainage: \$13,320.07

Reminder: All income/expense transactions (minus HO fines/dues, for privacy reasons) can be viewed with your Summerfield Directory login at <https://summerfieldpoa.org/finances>.

Secretary: Correspondence

- Dues and letters of intent have been sent out via postal service and should be arriving soon.
- There are 3 seats on the BOD up for election.

- 1 seat is up for appointment by either the present board or new board

President's Report:

- The president met with the Venture Engineering with regards to contracting their services in an effort to identify our Summerfield's stormwater issues.
 - Prior to the meeting Venture Engineering had visited the area and identified a problem with water flow out of our community which exist at the entrance of White Hall and Wakefield.
 - Venture Engineering will have some of their staff wearing yellow vest reviewing our community over the next few weeks. We ask residence not to be alarmed as they will be walking along our swales to identify existing drainage.
- We still need to work as a community to keep the drains clear of debris.
- The BOD voted on a violations resolution which allows homeowners to pay fines in partial payments.
 - Please visit the website for details on specifications under this resolution.

Events Report:

- No events currently planned

Covenants Committee Report:

- N/A

Architectural Review Board Report:

- HOs are reminded to submit ARB requests using the form at <https://summerfieldpoa.org/projects>.
- There were zero requests this month

Beautification Report:

- Spotlight bulb is broken inside
- We are staying with Coastal Yard Works for the maintenance of the entrance

Homeowner Comments

- Rita D. stated the minutes for the prior meeting were wrong
 - Whitney H. informed that the minutes showed where there are only 3 seats available instead of 4 as stated previously due to the fact that this matter was cleared up at the meeting.

- Rita D. stated that the budget is misleading saying utilities, legal fees, income for violations are all different than what is budgeted for.
 - Steve C. stated the BOD will look into it
- Rita D. suggested going back to the previous free website (wiksite).
 - Steve C. stated that the new website operates more efficiently than the old one and is easier to navigated for HO.
- Mary Lou L. asked if the dues are going up for this year
 - Steve C. responded with not in 2024 however engineering costs could affect it in the future but it would be put to a vote among the neighborhood prior to happening.

New business

- Steve C. stated that December storm brought more than 5 inches of rain in a very short amount of time leading to flooding.
 - Could be caused by Bradford Meadows pushing into our neighborhood.
 - The water is backing up at hwy 90 and is supposed to flow all the way to KT and Sons.
 - Could be caused from the work done on hwy 90 when White Hall was built.
 - The water is also draining into our neighborhood from across Monaca

Adjourn to Executive Session

Meeting was adjourned at 7:41 pm

Respectfully Submitted by: Whitney Henry, Secretary

Summerfield Board of Directors

Steve Clark 200 Silverbelle Blvd steveclark@summerfieldpoa.org (843)457-9709	Debbie Bowers 175 Whispering Oaks Dr debbiebowers@summerfieldpoa.org (301)873-2912
Paul Pacella 222 Silverbelle Blvd paulpacella@summerfieldpoa.org	Whitney Henry 410 Coco Plum Ct office@summerfieldpoa.org (843)467-6413