

Summerfield Subdivision Property Owners Association, Inc.
110 Whispering Oaks Drive
Longs, SC 29568
office@summerfieldpoa.org
<https://summerfieldpoa.org>

Meeting Minutes

Date: October 9, 2025

Meeting Start: 7:00pm

Call to Order

Meeting called to order by Pat McAleer at 7:00pm

Roll Call to Establish Quorum

- Pat McAleer, President
- Kimberly Todd, Vice President
- Courtney Whatley, Secretary
- Debbie Bowers, Treasurer
- Whitley Manning, Board Member
- Ellen Rindfuss, Board Member
- Other community members present

Quorum established.

Approval of Previous Minutes

Minutes from the previous meeting were approved via email.

Reports

Treasurer's Report (Debbie Bowers)

- **Quarterly Financials (Available on Website)**
 - **Money Market:**
 - Beginning Balance: \$42,964.76
 - Ending Balance: \$ 38,151.31
 - Interest Earned: \$104.66
 - **Drainage Fund:**
 - Beginning Balance: \$13,501.22
 - Ending Balance: \$13,528.17

- Interest Earned: \$15.67
- **Checking Account:**
 - Beginning Balance: \$3,694.85
 - Ending Balance: \$4647.90
- **Total Interest:** \$120.33
- **Income:**
 - Violation Fees: \$1,762.16
 - COA Fees: \$0.00
 - Late Fees: \$0.00
 - **Total Income:** \$1,882.49
- **Receivables:** \$4,363.80
- **Expenses:**
 - Lawn Care: \$1,620.00
 - Computer/Internet: \$0.00
 - Merchant Services: \$30.00
 - Meeting Room: \$30.00
 - Meals & Entertainment (Yard of the Month): \$50.00
 - Professional Fees: \$1,170.00
 - Utilities: \$1,590.02
 - **Total Expenses:** \$4,447.41
 - No questions were raised during the meeting.

Secretary's Report (Courtney Whatley)

- 4 homeowner email received in the past quarter.
- If you have an email address, we are mailing and emailing communication.

President's Report (Pat McAleer)

- Pick up after your animals
- Drive safe and under the speed limit
- Send an email to the board if you are going to change the outside of your house, have a trailer/boat/dumpster

Committee Reports

Drainage Committee (Paul and Steve)

- No new updates
- Reminder to keep drains and ditches cleaned out
 - Chip has requested to create a drainage system that would pump to the road-Pat suggested that he put in a request to the ARB.
- Asking Homeowners to call DOT and request a bigger drain

Events Committee (Jessica/Whitney)

- Halloween Contest coming up on 25th

Covenant Committee (Courtney Whatley)

- Since the last meeting:
 - 23 violations reviewed
 - 11 advisory letters sent
 - 7 fines issued
 - 23 violations corrected
- All violations are reviewed by both the Committee and the Board.

Architectural Review Board (ARB) (Jim Cooper)

- 3 homeowners put in request
 - 2 completed/1 in progress
 - Courtney will follow up with Management company

Beautification Committee (Kathy Pacella)

- Winners of yard of the month will receive a gift card
- Coastal yard works continue to do an excellent job
- Ellen and Dee always help-trying to take care of things not in our contract
- If we have a storm that causes debris, they would appreciate help taking the scraps to the dump.
- Lawn care will move to 1st of month in November
- Linda Bump has offered to help
- Christmas Decorations-Kathy is requesting the board allows her to order one item, less than \$100, for the decorations.
 - Pat has agreed if it is within the budget-Board voted YES

Homeowner Comments

- Chris Prouty-Do Dumpsters need to be approved or is it a notification? -Depends on the length of time, either way send an email to the board or ARB

New Business

- No new business

Closing Remarks

- Thanks for coming!

Adjournment

Meeting adjourned with thanks to all attendees.

Respectfully Submitted by:
Courtney Whatley, Secretary

- **Summerfield Board of Directors**
Pat McAleer, President
- Kimberly Todd, Vice President
- Courtney Whatley, Secretary
- Debbie Bowers, Treasurer
- Ellen Rindfuss, Board Member