

Minutes of TEOA Board Meeting March 4, 2015

Officers Present: VP Andrea Christiansen, VP Jim Schafer, Treasurer Barbara Remick

The meeting was called to order at 7 pm by VP Andrea Christiansen. Resident guests in attendance were John Facchinei, TEOA Newsletter Editor, and Tom Remick for the ARC.

Reports: VP Andrea Christiansen

- The TEOA has been contacted by contractors who wish to bid on our landscaping contract --up for renewal as of 4/1/15. The details of items to be included in the contract were tabled for an executive session immediately following the meeting; Andrea plans to have the contract out in the next few days; the new contract will be finalized on or before April 1.
- Andrea was asked to contact SCE&G about the cost of adding street lights to the sub-division. They responded the positioning of lights is normally determined by the developer of a sub-division, and the addition of lights is a large expense that would be borne by the TEOA; in addition, it would add approximately \$10 to \$30 to our electrical bill every month for each additional light. There was further discussion that many residents feel there is already too much light thrown by the current style of pole/lamps. Andrea will follow up with SCE&G about a shade/shield to direct the light downward – thus providing better illumination of the road and stopping the light from intruding into homes and blinding those walking on the road.
- Andrea has followed up with Advanced Disposal about damage done to property by their trucks. A problem on Ramblewood has been resolved – the resident’s landscaper will repair the damage and bill Advanced Disposal. Andrea will also follow up with Advanced Disposal and Lexington County about the damage Advanced Disposal trucks are again causing to our curbing.
- Andrea will soon be accepting bids on repairing our private roads (Putter Point and Lake Spur). There was further discussion about the condition (cracking/surface lifting/buckling) of the “regular” roads, the responsibility of Lexington County. Andrea will follow up.

VP of Covenants and Violations, Jim Schafer

- Firewood stored in a yard must be neatly stacked and must not be covered. Jim is following up with residents who are in violation of this covenant.
- Jim has also contacted residents with unapproved athletic equipment, as well as those who are not complying with trash can covenant.
- A resident may have no more than 3 PODS parked on their property for no longer than 15 days.
- Jim is helping to resolve outstanding issues associated with 140 Water Links.

Barbara Remick, Treasurer

- As of today 60% of 2015 HOA dues have been collected; the monies currently being collected are to cover our 2015 Approved Budget of \$42,145. Payments must be received or postmarked March 15, 2015; a \$100 late fee will be added on March 16.
- All expenses this month were routine with the exception of: TEOA Federal Income Tax (\$124.96) and SC State Income Tax (\$20.83) returns were filed; and \$50 was received from Timberlake Plantation – their contribution to Neighborhood Watch Expenses for 2015.
- The treasurer was notified the Lexington County Masters-in-Equity Court ordered the foreclosed home located at 512 Ramblewood sold at auction March 2, 2015. The Plaintiff, Wells Fargo Bank, N.A, was the high bidder. The previous owner has not made any payments to the bank since May, 2009; therefore, the bid/sale price of the home did not provide enough funds to satisfy all lienholders. Barbara has made the appropriate accounting entries to write-off this uncollectible account (\$1500).

ARC Report, Tom Remick

- Three new projects were approved – four were closed, and Inspections of several projects are scheduled for the March 14 Meeting.
- The ARC continues to address issues (conditions on the road and damage to a neighboring property) at the new home under construction on Webster Pointe Drive.
- A final punch-list inspection will be done and dates for compliance issued for the new home - 880 Island Point.

New Business

John Facchinei brought up the condition of “grass” (now just mud and weeds) on the Islands in the sub-division. He feels, like our flower beds at the entrance, they should add to the beauty of the development. Barbara added that she has been contacted by residents about the condition of the grass along the borders that are mowed by the landscaper – again – just mud and weeds. John feels the condition has deteriorated beyond treating with something like Weed & Feed, and we need to re-sod the areas. There was also a discussion about treating for fire ants and the ever-present “Picnic Ants – African Ants—Army Ants”. Andrea will get some quotes for the Board’s consideration.

There being no further business the meeting adjourned to executive session to finalize the Landscaping Bid Contract.

The next TEOA board meeting will be **April 1, 2015**, 7pm, TCC – Downstairs