

**Property Committee Meeting Minutes
Tuesday 8 December 2009**

Meeting convened at 1000A.M. In attendance were Mike Reynolds (Acting Chairperson), Board Liaison, Cathy McElroy, Earl Lee, Jim Wilkison, Paul Alexander, Dick Sievers, Dave Smyth, and Charlene Rose.

Minutes of previous meeting were approved and seconded by Paul Alexander.

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct - No problems reported.

Phase 3 & 4 - No problems.

Phase 5 - No problems.

Phases 6 and 7 - Received letter from Jack McClain, 124 Laurelwood Lane regarding overhanging tree in common area. Trimming trees overhanging into common areas is going to be Hardee's winter project.

Phase 8 - Don Coffin, 1219 Loblolly Lane wants his ditch cleaned out which is on common area. Given to Mr. Hardee by Dick Sievers. Problem has now been taken care by Mr. Hardee.

CLUBHOUSE/CABANA

Serious leak outside of men's bathroom. Carpet been raised, dried and Lyle sealed vent pipe on roof. Last rain it seemed to be fixed. No more leaking.

Men's room toilet is stopped up, as reported by Charlene Rose. Lyle will repair.

Bulletin board inside clubhouse beside entrance doors not necessary, since there is a bulletin board outside entrance to the clubhouse and near the doors to storage room of clubhouse. Was originally placed by Bunker Chips. Should be removed. Committee voted unanimously in favor of removing board.

Healthy Home (Mr. John Hylton) 236-5056 has been contacted and clubhouse carpet cleaning has been scheduled for Monday 4 January 9A.M.

Clubhouse chairs were fixed and all in working order.

POOL

DHEC requirement for depth markers is still ongoing.

LAKES

They look fantastic. Fountain on Oriole was shut down for week. Breaker box was reset and fountain is now operating.

PROPERTY MAINTENANCE CONTRACTOR

Lyle scheduled to meet with Mr. Hardee making a list of things to be done this winter. Charlene recommends #1 priority should be reflectors put on brown posts immediately at Myrtle Trace Drive and Burning Ridge. Need to prioritize projects and reflectors be done immediately due to holidays and families visiting.

ROADS AND GATES

Light near gates has been relocated nearer to Myrtle Ridge Drive. Some of the yellow posts were hit and knocked down near the gates. Mr. Hardee is going to put anchors in to help keep posts up when hit.

Mr. Hardee will be fixing potholes in roads with hot mix at an extra charge. The plan is in place. It must be over 50 degrees to fix potholes.

Bids from contractors have been received for replacing the wooden curbing with concrete around the islands at Burning Ridge and Myrtle Trace. The board now must make a decision. Lyle is waiting for board to let him know when next years budget goes into effect, at which point the project can start. When the project does start, Mr. Hardee will dig out the old wood curbs and prepare the area for the contractor. Concrete Contractor Cost will be \$4400.

SIGNS

Nothing on signs

MAIL BOXES AND POSTS

No data from Mr. Hardee. Will be included in next month's minutes.

STREET LIGHTS

Other than relocation no other problems reported.

TREES

Mr. Hardee will be trimming trees overhanging common areas where the interfere with grass cutting. All areas along roads where there are trees near the paved areas will be root pruned.

GARDEN CLUB - Paul Alexander

Nothing to report. Next meeting in February. News and Views will have an announcement of next meeting.

OLD BUSINESS

TREE OVERHANG AT 104 WALNUT CIRCLE & MANY OTHER LOCATIONS

Winter project for Mr. Hardee.

ROAD MAINTENANCE AND CONTRACT

Discussed above.

COMMON AREA DRAINAGE SWALE BEHIND ASHWOOD CIRCLE

That was looked at by Lyle. Mr. Hardee will be digging out by hand. Will be winter project. Letter will be written to resident.

CHECK CLUBHOUSE CHAIRS

All chairs checked and lubricated.

SPRING SOD REPLACEMENT

15 March is cutoff for sod requests. Requests must be in writing this year. Requesters who do not get sod replaced will be notified in writing why sod was not replaced.

WRITTEN COMPLAINTS AND REQUESTS

Complaints or requests from residents must be in writing. Phase reps should reply to complaints by email or letter. Lyle will place an article in News and Views regarding complaints/requests.

SPRING Fertilization

Lyle will place article in News and Views stating that all common areas along roadways will be fertilized by Hardee's crew.

SPRING SOD REPLACEMENT

Discussed above.

SHAMPOO CLUBHOUSE CARPET

Will be done after Super Bowl.

ROOF LEAK ABOVE HALL INTO REST ROOMS

Discussed above.

LEAK IN UNDERGROUND CONDUIT FROM LAKE GREBE

Lake Grebe outfall into main county drainage ditch is covered with silt. Barney discovered the leak alongside of outfall pipe. Lyle took pictures of outfall and small sinkhole. Main drainage pipe completely plugged. Will contact county for names of potential contractors to correct problem.

PRIVATE CONTRACTORS LEAVING OR DEPOSITING DEBRIS ON COMMON GROUNDS.

Complaint from Hickory Street homeowner about a lawn contractor blowing pine straw into pond. Lyle will contact the homeowners to tell them they are responsible for their hired contractor's actions. Any resulting work requiring Hardee to remove debris left by the contractor will be assessed to the homeowner. An article will be placed in News & Views stating this policy.

OTHER

Draperies in clubhouse need to be fixed on each side of door, which goes to walkway to pool, very unattractive. Recommend putting up shades pleats back in curtain. Charlene will try to find original company that prepared drapes.

NEXT MEETING SCHEDULE FOR 2009 CLUBHOUSE 10:00 A.M. Tuesday

Next meeting 11 January 2010. Meeting adjourned 11:10A.M.

Prepared by Charlene Rose

