

Property Committee Meeting Report Tuesday 13 September 2011

Meeting convened at 10:00A.M. In attendance were Malcolm Macphee, Temporary Chairperson, Board Liaison (Peter Bevan), Mike Reynolds, David Smyth, Earl Lee, Bill Gascoigne, Jim Wilkison, Leo Reger, Nancy Southard, and Charlene Rose. Mr. Joe Johns has resigned from the committee.

New Member, Nancy Southard was introduced to the committee.

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct –Berry Tree Lane called about tree from neighbor's yard falling on her fence during "IRENE". Problem solved by owners.

Berry Tree Lane requested approval to remove lawn grass, replacing with pine needles, etc., to where does common area begin. Flags have been placed indicating common area and request for grass removal has been referred to ARC for approval.

Hickory Drive concerned about the common area behind her house has fallen trees and branches. Insurance company advises is a fire hazard. To be reviewed with tree policy.

Phase 3 & 4 - Moss Circle problem will be under New Business. 110 Birchwood has problem with sod. Drainage problem will be reviewed by Property before re-sodding.

Phases 5,6,7 and 8 – No problems

Clubhouse/Cabana – Instructions must be prepared regarding electrical outlets. We will check into getting lock placed on Dishwasher, since it continually accumulates dirty dishes, causing bugs. Key also will be given to Calendar Person to open for events. Coordination of reserving, checking clubhouse and returning deposit needs to be simplified. Purchased 8 florescent tubes to use in replacing lights in clubhouse. Currently all are working, except one blinking light in ceiling near couch.

Copies of Rules for use and cleaning of clubhouse will be posted on bulletin board in clubhouse.

Pool - Timer on underwater lights have been corrected. Pool was drained and refilled due to chemical problem. Pool closes on 30 September. Storage of furniture and tables is to be done on Saturday 1 October at 10AM. Ken's Pool will place cover on 3 October. Lights in ceiling in pool cabana are on 24 hours a day. Sensor needs to be checked. Lights in pool bathrooms stay on constantly. Need sensor that works to turn lights on when door opened to bathrooms. This should be done before opening next year.

Boards around pool need to be WATERPROOFED before winter. We will check into getting a plastic type treatment for boards, as they are constantly splitting and warping, due to no sealer.

Lakes – Aerators in Lake Oriole set up to be installed this week. Committee voted unanimously that the fountain should be left on. Lake Wrenn aerator not working. Someone has cut the line, in addition to the area (common) has been cleared and small trees and bushes cut down.

Roads & Gates - Gates are working fine. Road surfaces need patching. Need to know if approval is needed from board to contract with someone to do work already in budget. Will be using money budgeted for crack sealing and not done.

Signs - Street signs need repainting, refurbishing. “News and Views” item will be submitted asking for volunteers to help repaint the street signs. Possibly requesting the “Crafts Club” which meets on Thursday at 9A.M. to paint the signs. Property Committee will supply the paint and brushes.

There is a need for a large rack to hold the maps which are being copied for use when determining where property lines are located in conjunction with common property and lakes. A carpenter will be required for this project.

Mailboxes & Posts - Numbers replaced not available. Will include numbers in next month’s report.

Streetlights to Phase Reps - Phase Reps will be responsible for reporting lights not working in their phase by calling Santee Cooper at 843-248-5755. Procedure written by Joe John given to phase reps.

Trees/Garden Club - No Report

Unfinished Business –

Lake Banks - Bring lawn level down to water level, find most cost effective to deal with issue. Bulkheads are the best solution to eroding banks. On going study with ARP.

Guidelines – Chairman requests each committee member send their input to him via email. He will put together tentative guidelines from member’s suggestions to submit to board for approval.

New Business

Dead Trees on Common property - Defer

2012 Budget Items –Submit any requests now.

Pool Filtration System - Copy of summary attached.

Garden Water System – Still working on a timer type system for the garden around clubhouse.

Flags - Myrtle Trace Flag needs replacing. 3 ordered at a price of \$115 each.

Next meeting scheduled for Tuesday 11 October 2011. Jim Wilkison to Chair.

Meeting adjourned 12:29P.M.

Prepared by Charlene Rose