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# *Schieveling Plantation* Home Owners Association

July 8, 2003

Dear, Community Residents, Property Owners and Neighbors.

Enclosed/attached are the meeting notes from the June 21<sup>st</sup> HOA meeting.

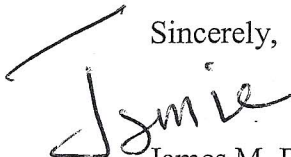
Thank you to our new HOA Secretary Debra Wright for capturing and typing the minutes.

Also, Congratulations to the newly elected HOA officers, Committee Members and Committee Volunteers.

The following are updates to some of the issues expressed at the 6/21 meeting and additional information of interest.

- 7/10 at 5pm 75 Calhoun Street. The Charleston Commercial Corridor Design Review Board meets. The Acreage between Schieveling and McLaural Hall will be reviewed for zoning/rezoning.
- Community Entrance – Developer Signs will be replaced. The Bank Sign will be removed.
- Clubhouse Cleaned – Quotes are being secured. Clubhouse will be cleaned.
- Clubhouse bathroom keys – contact Jamie for your keys (402-0281).
- Wildlife (foxes) in community – Quotes for proper removal requested. Process for funds and removal pending.
- Fences painted vs. not painted – No update. Further clarification requested/needed.

Sincerely,

  
James M. Drolet

President  
Schieveling Plantation HOA

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***Schieveling Plantation  
Home Owner's Association***

**Meeting – June 21, 2003 - 10:00 am., Location: Clubhouse  
Minutes**

Meeting conducted by Current President: Chris Barker, 2001-2003

1. The meeting was called to order at approximately 10:05 and many families were represented. Roll was not taken, but there were about 28 attendees.

**OLD BUSINESS**

1. A brief discussion was held with the developer, Mr. Gordon Timmons, concerning the removal of trash during home construction. Residents expressed their concerns about the dangers, damages caused by the construction crews and the unsightliness of the trash left on each site and dumped on adjacent lots. The developer stated that this was an individual contractor problem and should be addressed with each builder in the subdivision.

2. Availability of keys to the bathrooms at the clubhouse was discussed. Mr. Barker stated that anyone not receiving a key from the contractor, could contact him as he has several extras.

3. Mr. Barker brought to the floor the topic of adherence to the Restrictions & Covenants for Schieveling Plantation. The items that are most commonly ignored by the residents are the following:

a. Item 24 – Disposition of Trash Debris, page 12 of 19, “Such closed, sanitary trash containers (Trash Cans) shall always be stored in such a manner that they ***cannot be seen from the street or adjacent property.***”

b. Item 19 – Driveways and entrance to Garage, page 10 of 19, “***There shall be no overnight parking on the street or lawns.***”

c. Item 26 – Animals, “***all pets must be secured by a leash or lead at any time they are permitted off the owner's premises.***”

4. Chris restated the rules for use of the clubhouse: A \$200 security/cleaning deposit is required. The key will be available the day of the function, ***or the day before the event if approved in advance.*** The date and time must be coordinated through Martin Stewart and the HOA President. Use is by HOA members in good standing, for either personal or sponsored events. Once the function has been completed, the clubhouse cleaned, an inspection done, the security/cleaning deposit will be returned.

5. Existing Policies & Rules were addressed and there was no discussion.

## NEW BUSINESS:

### 1. Election of Officers:

A. President: Nominees from the floor were taken and volunteers requested. Bob Jones was nominated, but declined the position. Bill Wright and Mariano Porceddu volunteered, and Jamie Drolet was nominated. **JAMIE DROLET WAS ELECTED PRESIDENT, 2003-2004**, by a majority vote.

B. Secretary: Nominees from the floor were taken and Debra Wright was nominated. No other volunteers or nominees made. **DEBRA WRIGHT WAS ELECTED SECRETARY, 2003-2004**, by a majority vote.

C Treasurer: Nominees and volunteers were taken from the floor and Bob Jones was nominated. No other volunteers or nominees were made. **BOB JONES WAS ELECTED TREASURER, 2003-2004**.

2. A discussion concerning the need to set up committees was presented to the floor and the following committees were recommended and established:

A. ARB (Architectural Review Board) – Will be responsible for submitting approving requests for fences or construction projects for current residents (not contractors), and will be responsible for approving any improvements to the clubhouse or common grounds in and around Schieveling Plantation. The nominees/volunteers for this committee were accepted and elected: Dave Hallam and Bob Jones.

B. Compliance Committee – Will be responsible for the adherence and enforcement of the Convents & Restrictions. The nominees/volunteers for this committee were accepted and elected: Bill Wright, Chris Barker and Tony Mangum. It was also decided that the members of the ARB would serve on this committee as well.

C. Maintenance/Grounds/Clubhouse Committee – Will be responsible for the maintenance of the clubhouse, the pool, and the common grounds in and around Schieveling Plantation. The will also be responsible for maintenance of the proposed playground once completed. The nominees/volunteers for this committee were accepted and elected. Jamie Drolet and Arthur Smalls.

D. Welcoming Committee – This committee will be responsible for greeting newcomers. In addition, they will create a useful information packet to hand to newcomers. All volunteers were accepted. They are Mary Mangum, Karen Blackman, Amy Drolet, Margaret Jones, and Cynthia Smalls.

3. The next item discussed was the use of the Clubhouse at Schieveling Plantation. A question was put before the group as to whether or not the clubhouse should be rented for weddings. There was much discussion about the policies and the additional need for review of all the procedures and liability issues involved. This motion was tabled to allow for further investigative measures to cover all the issues such as insurance liability, costs, who would be responsible for calendar, parking problems,

collecting the rent monies and whether or not it had to be a HOA member sponsored event or open to the public. A committee was established to do some more research on this topic: the volunteers were accepted: Gordon Locatis, Doug Fullerton and Christen Hanchey. This information will be presented at the next meeting.

4. Tony Mangum presented a motion to have the clubhouse pressure washed. Gordon Timmons stated that this was not in the budget but could be done by the HOA Maintenance/Grounds Committee. It was recommended that Mr. Rex Childers, Maintenance Service, be contacted to provide an estimate as to the cost. His phone # is 343-5731.

5. A motion was presented to establish a directory of residents. Gordon Timmons will send all the names of current residents to the secretary for establishment of this directory. All members present signed a log with name, address, phone number and e-mail addresses to be used in completing the directory. This will be ready for distribution by the next quarterly meeting.

6. A motion was present to post the names and phone number of emergency contacts at the clubhouse. This will be completed and posted prior to the next quarterly meeting.

7. Mr. Arthur Smalls notified the assembly of a potential problem in our neighborhood and advised that we all need to become part of a crime watch team. There have been vehicles parking in the rear of the subdivision and unauthorized residents in the pool. If anyone notices this problem, please call the Charleston Police Department and report. If you do not recognize someone that is swimming in the pool, please introduce yourself and ensure that they are authorized users. Another problem has been with vehicles speeding through the subdivision. This is a problem as there are many families with children playing in the street. **PLEASE SLOW DOWN, OBSERVE THE SPEED LIMITS AND ENCOURAGE OTHERS TO DO THE SAME.** The HOA has the option to have a police patrol to ticket speeders, if this problem persists. ***If the Burglar Alarm at the clubhouse is going off, please call Mr. Arthur Smalls – 402-0265.***

8. The next motion presented was concerning the recreation area or, more specifically, the playground. Mr. Gordon Timmons stated that there is a capital that was established just for this purpose. Each resident paid into this fund during the closing on their property. This money is available for use by the HOA but a majority vote by all owners must be received in order to disburse funds.

9. Debbie Wright brought applications and passed out to as many families as available, a request from SCE&G to reduce the current electrical rate. The application requires information about your heating & air systems and a signature from the builder. Once submitted, you may qualify for a 2-4% discount on your utility bill. For anyone wishing a copy of this application, please contact Debbie Wright @ 402-9848.

10. Mr. Gordon Timmons, Developer, shared information with the attendees.

A. To date 104 lots have been sold, 34 lots remaining for sale.

B. He has been called about concerns with the cleanliness of the common areas and the construction sites. He informed the group at large that the construction companies were responsible for policing their own sites, but that all would be cleaned once the residence was completed.

C. The Retention Ponds maintenance is now the responsibility of the HOA and is included in the grounds contract with The Greenery. The current contract is for about \$1100 per month for this service. If the HOA wishes to change the contractor for grounds maintenance, that is up to the Maintenance/Grounds Committee to make a motion to change which might allow the HOA to reduce the monthly costs.

D. Another issue brought up was the unsightliness of the empty lots, especially Lot #79. Mr. Timmons stated that this lot could not be cleared until a dispute with the City of Charleston has been settled. It currently has downed trees that were supposed to be protected and cannot be moved until the final decision from the City is made.

E. The question was presented to Mr. Timmons about the broken sidewalks caused by the big construction/trash trucks. He informed the group that it would have to be addressed with the builders, David Weekly, Rooke, or Gosnell.

F. The HOA can enforce Restrictions & Covenants, but will have better luck with the establishment of the ARB. They can even impose fines for repeat violators.

G. The landscaping of the park is the developer's responsibility, but it is up to HOA as to what they want. Heavy landscaping will cause a large water bill and could possibly double the expenses each month. There is a balance of \$3000 to use for the park construction. If we want some additional equipment or something special, we can vote to have money from the capital fund to cover the cost of any additional plans. However, this will require a majority vote from all residents. For those residents who live near the park and wish to do their own landscaping, they will be responsible for the watering and maintenance.

H. The streetlights, or lack of, are not the responsibility of the developer, builder, or SCE&G. It is the responsibility of the City of Charleston to install. If you do not have one on your street, call the City of Charleston.

The next meeting will be held September 6<sup>th</sup>, 2003. Notices will be given to each residence. The meeting will be at the clubhouse at 9AM. The normal meeting of the HOA will be quarterly.

The meeting was adjourned at 12:20 PM.

*Debra L. Wright*

Debra L. Wright

Secretary

Schieveling Plantation HOA

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