



SCHIEVELING PLANTATION HOMEOWNER'S ASSOCIATION
518 SHEM BUTLER COURT
CHARLESTON, SC 29414-7154

Subject: HOA Meeting Notes
Meeting Date: July 23, 2005
Meeting Time: 9:00 a.m.
Meeting Location: Clubhouse
Meeting Chairperson: Glen Zimmerman, President

The meeting began approximately 9:15 a.m. There were 36 residents present.

Chuck Tremann, Vice President, recognized the new residents. There are 11 new residents since our last meeting (June 2, 2005).

Old Business:

- ❖ Property Update – Bob Jones (Jim Hughes, Treasurer, absent)
 - 108 homes
 - 27 open lots
 - 6 lots under construction
 - 3 lots preparing to start construction
- ❖ Budget Update – Bob Jones (Jim Hughes, Treasurer, absent)
 - Account total: \$30,800; all bills are paid through July; \$900 needed to complete the playground.
 - Total cash assets: \$58,000
 - Capital: \$10,800
 - Clubhouse: \$1,800
 - Welcome Committee: \$213

Committee Reports:

- ❖ Architectural Review Board (ARB) – Billy Hughes
 - Progress is being made on all lots under construction. One owner had a problem with their lot not being cleaned properly and construction had slowed down. We met with the owners and they have remedied the situation and have promised to proceed in a more timely fashion.
 - We were also notified of a home owner digging on an easement without permission. This person has been asked to cease construction and request approval for their project.
 - We are continuing work to resolve the Satellite Dish issue.
 - The HOA can take legal action against those that do not comply with our covenants and restrictions.
- ❖ Bylaws
 - No issues to report.
- ❖ Clubhouse – Glen Zimmerman (Eileen Forsgren, absent)
 - Requesting estimates from 2 companies for a periodic, thorough cleaning; still looking for someone to provide light cleaning (e.g. outside toilets being cleaned twice a week).

- Asking for volunteers to form a Pool Committee. Alice King has volunteered to be the Pool Committee Chair.
- ❖ Compliance Committee – Glen Zimmerman (Alice King, absent)
 - We continue to have problems with pets not being on leashes when they are off the owner's property. The leash provision of the Declaration of Covenants and Restrictions for Schieveling Plantation pertains to cats as well as dogs; cats cannot be allowed to roam freely. This is particularly troublesome with the rabies problems Charleston is facing. Schieveling Plantation does have some feral cats.
 - All garbage cans should be kept in a place where they cannot be seen from the street or adjacent property, preferably in the garage. Currently there are approximately 13-14 residents in violation. Those residents will be notified. This requirement has been included in several of the recent Newsletters.
- ❖ Maintenance & Grounds Committee – Glen Zimmerman (Kevin Phipps, absent)
 - Carolyn Hughes headed up a project whereby 2 companies have donated funds to purchase 2 benches for the HOA area where the playground is located. Carolyn will collect the money and purchase the benches.
 - The timers on the pool lights have been fixed. A breaker in the pump house had been turned off.
- ❖ Welcoming Committee – Margaret Jones (Karen Blackman, absent)
 - Planning an “End of Summer” social. Details will be printed in the upcoming newsletter.

New Business:

- ❖ Pool Rules: reviewed and discussed the first draft of the new pool rules. Glen Zimmerman and Chuck Tremann researched rules from other subdivisions and put together the first draft that was distributed to all residents with the July Newsletter. Some main concerns that need to be addressed are non-residents using the pool and children being allowed in the pool area without proper supervision.

Kevin Phipps has researched different ways to lock the pool gates to eliminate some of these problems. One option was a card swipe or a magnetic card that could be held up to a reader to open the gate. We were told that a card swipe would not work well outside in areas with high humidity. The magnetic card installation would be \$3,500 with a \$40 monthly maintenance fee which is more than we think we need to spend at this time.

It was determined that the best method available would be door knob locks that require a key from the outside, but could be turned and opened from the inside. A large metal or fiberglass plate could be installed on the gate to keep people from reaching around to open the gate from the inside. The lock on the outside bathrooms could be keyed so that the gate keys work on the bathroom locks. Two gates would remain operable, the one closest to the pump house and the one closest to Rhett Butler. The center gate would be locked permanently.

At the appropriate time, residents will need to contact Alice King, Chair of the new Pool Committee, to get a new key once the locks are installed; distribution of keys will not be automatic. All residents will be informed of this change and of the new Pool Rules in writing, and new residents will be informed in the Welcome Package. There will be a \$20 nonrefundable replacement fee for lost keys.

The meeting attendees suggest we make the age limit for unsupervised children 13 and older. It was decided that solo swimming would be allowed for those meeting the age requirements.

- ❖ A request was made that the Clubhouse Committee purchase outdoor furniture for the porch areas. Kevin Phipps may have a lead on a company that has end of the summer closeouts.
- ❖ Some pool furniture is in need of repair. Minor adjustments that could be repaired easily. Glen Zimmerman and Alice King will ask for volunteers to form a Pool Committee that would tend to these types of issues. If you would like to volunteer please contact Glen or Alice.
- ❖ Attendees request that when residents place their garbage cans by the street for pick-up they try to place them in a way that does not block the sidewalk for pedestrians. (Secretary's Note: The Declaration of Covenants and Restrictions require: "All such closed trash shall regularly be delivered by Lot owners to street side on appropriate mornings for garbage and trash removal and said empty containers shall be retrieved from the street no later than 7:00 p.m. of each such day.")
- ❖ Residents would like the HOA to determine and publish an appropriate start time for mowing lawns and/or operating loud outdoor equipment on weekends. Those present at the HOA meeting thought that it would be neighborly if everyone could start mowing or other such activity after 8:00 a.m., particularly on weekends.
- ❖ Glen Zimmerman will request Stop signs from the City of Charleston for the intersection of MacBeth Creek Dr./Blockade Runner Ct./Izard Ct. and Fair Spring Dr./Rhett Butler.
- ❖ Glen Zimmerman has drafted a letter for the Board of Directors' signature that will be delivered to all residents and non-resident Lot owners. It will describe the current problem regarding location of satellite dishes and the circumstances behind it as well as the recalcitrance of the company that installed the satellite dishes.
- ❖ A resident, whose house is on an interior lot, has requested approval for a 6' fence. After reviewing our Declaration of Covenants and Restrictions, it was clear that the ARB has sole discretion on approving all fences, with regard to materials, size, and location. It was unfortunate that the resident appeared to have been given incorrect information while purchasing their home. A vote taken in 2003 by attendees of one of the HOA meetings was a vote of "confidence" in the direction that the Developer and the ARB have taken with regard to the approval of the types of fences that can be erected in Schieveling Plantation. To change the work of the ARB requires a 75% affirmative vote of all 137 Lot owners.
- ❖ A request was made for researching the installation and cost of a dock/pier over the marsh and possibly out to the Ashley River. Prior approval was obtained.

The meeting adjourned at approximately 11:10 a.m.

Notes prepared by:
 Rhonda LaVerne
 Secretary
 Schieveling Plantation HOA

**Contact Information for
 Glen Zimmerman:**

518 Shem Butler Court
 Charleston, SC 29414
 (843) 763-0063
 E-mail: gbzimmerman@yahoo.com