



SCHIEVELING PLANTATION HOMEOWNER'S ASSOCIATION
3000 MACBETH CREEK DRIVE
CHARLESTON, SC 29414
www.schievelingplantationhoa.org

Date: 11/15/2005
To: Schieveling Plantation Residents & Property Owners
From: Rhonda LaVerne, Secretary
Subject: HOA Meeting Notes – 11/12/05

The meeting was held on Saturday, November 12, 2005, 9:00 a.m. at the Schieveling Plantation Clubhouse. There were 24 residents present.

Glen Zimmerman chaired the meeting and opened at 9:10 a.m.

Chuck Tremann, Vice President, welcomed our new residents. There were 9 new residents since our last meeting (September 15, 2005).

Old Business:

- ❖ Property update – Bob Jones (Jim Hughes – Treasurer in Delaware)
 - 137 lots
 - 112 homes; 12 homes under construction
 - 11 non-resident owned lots
 - Lot 132 was cleared and the builder found remnants of an old trailer park and basketball court.
- ❖ Budget update – Bob Jones (Jim Hughes – Treasurer in Delaware)
 - All bills have been paid, and we are in line with our budget.
 - HOA Annual Assessment notices are being prepared and will be distributed in the next couple weeks. Payment is due by the end of December, 2005. There will be instructions regarding mailing and handling. There will be no “grace period.”

Committee Reports:

- ❖ Architectural Review Board (ARB) – Glen Zimmerman (Billy Hughes absent)
 - Reviewed a number of house plans that builders have submitted for approval.
- ❖ Bylaws – Glen Zimmerman (Stephen Gavin is relocating to New Orleans)



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- Preparing the final ballot for residents to vote on the \$150 fee to be made payable to the HOA by buyers purchasing privately owned lots/homes. This money will be deposited into our Capital fund. We will distribute the ballot next week. Need two-thirds (2/3) of the residents and property owners to cast a “yes” vote in order for this to pass as a Bylaw. If a resident/lot owner fails to cast their vote it is considered a “no” vote.
- ❖ Clubhouse – Glen Zimmerman (Eileen Forsgren absent)
 - Resident inquiries have been made about installing cable for the clubhouse. This would require a cable subscription that the HOA or volunteers would be responsible for paying.
 - Attendees agreed not to pursue due to the added expenses.
 - Some Clubhouse renters have also inquired about using the clubhouse fireplace.
 - Attendees agreed that this is a safety hazard, and we should continue to prohibit the use of the fireplace. Installing gas or propane for gas logs would be prohibitive.
 - New wall decor has been purchased for the clubhouse. The pictures are located in the kitchen and restrooms.
- ❖ Compliance – Glen Zimmerman (Alice King absent)
 - Continuing work to resolve ongoing Compliance issues.
 - See the “New Business” section below for details regarding our Compliance process.
- ❖ Maintenance & Grounds – Glen Zimmerman (Kevin Phipps absent)
 - The lighting contractor is nearly done with the entrance and clubhouse lights. He is awaiting delivery of additional components.
 - Received an estimate to install steel gates and posts at the pool entrance since lock boxes can not be welded to the existing aluminum gates and posts. The cost would be approximately \$2300. In addition to the gate/post installation, there is the cost of locks and keys which is approximately \$1000 to \$1500. This would include keying the bathroom locks to match the pool locks.
 - Attendees agreed that locking the pool gates will prevent “non-residents” and “non-lot owners” from using the pool, and we should move forward with finding a reasonably priced solution. There is also the serious safety situation that we need to address regarding unlocked gates.
 - Walt Parker and Tricia Daughtry recommend a magnetic lock system they’ve seen in other communities. Walt offered to provide names of contractors that may be able to help.
 - The trees in the HOA area (in the “islands” of the cul de sacs) of IZARD Court and Blockade Runner Court are in need of trimming and general “cleaning-up”. The live oaks in the HOA park area also need trimming and rehabilitation if they are to survive. Frank Dabney has recommended a contractor that could do the work for approximately \$1350 [Frank subsequently called Glen Zimmerman and said the



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tree contractor would do the work for \$950]. We will get a couple more estimates before proceeding.

❖ Welcoming – Karen Blackman

- The Schieveling Christmas Party will be held Sunday, December 18, from 4:00 to 6:00 p.m. More information will be distributed in the upcoming Newsletter and/or a flyer.

New Business:

The main agenda item of today's meeting was Compliance Issues, Compliance Request Forms, and instituting a Fine System. Photos taken of homes in neighboring communities were distributed to show what could happen without continually enforcing our HOA governing documents.

The Board still believes in an informal, amicable approach to resolving Compliance issues, but the actions of a few HOA members prompt us to consider some modifications. An unreasonable amount of time has been spent on some HOA members who appear to reject the applicability, authenticity, and/or relevance of our governing documents.

The Board is aware that a number of HOA's take immediate action without prior "warning", but in order to continue with our informal approach and to prevent delays in resolving issues, the Board is considering the following revisions to our Compliance Procedures:

- 1) Limiting the number of Compliance Request Forms (CRF's) to one rather than up to three for the same infraction. This will help limit extended time spans for resolving issues.
- 2) Upon the second infraction, the Board would immediately issue a formal letter outlining the fact that any further infractions would result in the loss of amenities (e.g. use of pool, clubhouse, etc.), voting privileges, and/or court action to enforce our governing documents. These provisions are contained in the Bylaws of Schieveling Plantation Homeowner's Association, Inc. [Section 4 (Suspension of Membership Rights), page 5] and the Declaration of Covenants and Restriction for Schieveling Plantation [Section 42 (Violation), pages 15 and 16].
- 3) Instituting a Fine System that is commonly used by a large number of HOA's.
 - a. Fines would be established beforehand and clearly outlined based on the infraction/violation.

As with past general items of interest (e.g. the playground and pool rules), the Board seeks input from HOA members. A vote was taken during the meeting and the



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attendees unanimously agreed to move forward with the suggestions outlined above. The attendees recommend that the Board take the following steps:

- 1) Provide the details of each procedure (informal, formal, and fines).
- 2) Have an attorney review before implementing.
- 3) Include this information with the documents that prospective buyers see before they sign a contract.
- 4) As with the pool rules and playground proposals, distribute the draft to all 137 Lot Owners for their input, suggestions, etc.

We will discuss and review the new draft compliance procedures during the January, 2006 meeting. Attendees will be asked for their vote.

Announcements:

- ❖ Tricia Daughtry would like to organize a Schieveling Plantation Bunko Club. If you are interested in participating please email Trish at triciadaughtry@hotmail.com.
- ❖ Jan Mele would like to start a Schieveling Plantation Book Club. Dale Tasker has already expressed her interest in joining a Book Club. If you are interested please email Jan at janinamele@comcast.net.
- ❖ Sharon Miller would like to know if anyone is interested in starting a Schieveling Plantation Gardening Club. If you are interested please email Sharon at strsara@aol.com.
- ❖ Secretary's note: several residents have mentioned seeing speeding cars through the community. Please report all traffic violations to The City of Charleston Police Department. Their phone number is: 843-577-7434; ask for Traffic.

The meeting adjourned at approximately 10:00 a.m.

Notes prepared by:

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Schieveling Plantation HOA

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