



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

Date: 1/19/2006
To: Schieveling Plantation Residents & Property Owners
From: Rhonda LaVerne, Secretary
Subject: HOA Meeting Notes – 1/12/06

The meeting was held on Thursday, January 12, 2006, at the Schieveling Plantation Clubhouse. There were 28 residents present.

Glen Zimmerman chaired the meeting and opened at 7:08 p.m.

Chuck Tremann, Vice President, welcomed our new residents. There were 2 new residents since our last meeting (November 12, 2005) and Chuck reintroduced Pam Klein (new resident from the last meeting).

Old Business:

- ❖ Property update – Bob Jones (Jim Hughes – Treasurer in Delaware)
 - 137 lots
 - 114 homes
 - 11 homes under construction
 - 12 non-resident owned lots
- ❖ Budget update – Bob Jones (Jim Hughes – Treasurer in Delaware)
 - 30 residents/lot owners have not paid their annual dues for 2006.
 - The 2006 Budget has been approved and issued. Estimated total income: \$59,400. Total expenses are estimated at \$54,000. The new Budget will make available a \$5,400 Contingency Fund. This new fund, which currently totals approximately \$9,000, can be used for future, large ticket items such as resurfacing the pool and painting the clubhouse.
 - Furniture for the clubhouse porches has been included in this year's budget. Eileen Forsgren will assemble a committee to help decide what type of furniture should be purchased. If you're interested in being a part of this committee please contact Eileen. Bonnie Zimmerman volunteered.
 - The locks and keys for the pool gates will be a "Capital Expense".



HOA Meeting Notes

(Continued)

Page 2 of 4

- Thanks to Jim Hughes for his hard work in resolving our HOA property tax issues. Jim found that Charleston County classified the HOA property as personal property instead of HOA property. This reduced the tax bill by approximately one-third.

Committee Reports:

- ❖ Architectural Review Board (ARB) – Billy Hughes
 - No issues to report.
- ❖ Bylaws – Glen Zimmerman (Stephen Gavin has relocated to New Orleans)
 - 92 “yes” votes and 2 “no” votes have been received. 92 votes needed to pass the proposed By-law. Once the new By-law is in place, a letter will be sent to all major real estate agencies in the Charleston area so they can update their files and inform future buyers.
- ❖ Clubhouse – Glen Zimmerman (Eileen Forsgren absent)
 - Please let Eileen Forsgren know if you’re interested in participating on the “furniture committee”.
- ❖ Pool – Glen Zimmerman (Alice King absent)
 - Volunteers are needed to help clean and repair some of the pool furniture, please contact Alice King.
- ❖ Compliance – Glen Zimmerman (Alice King absent)
 - All mailboxes are to be standard throughout the community as required by the ARB Standards and Guidelines page 17 of 18 (V351PG185). The boxes are Hanover Model M07. Some builders provide this mailbox with the house. If not provided, the owner is required to order and install the mailbox.
 - TRAMCO Supply \$345 (as of 1/12/06). Bob Jones has a pre-filled order form and a parts list for individual replacement parts. The TRAMCO contact is: Jerry (jerry@tramco.com); 1-800-575-4237; www.tramcosupply.com. Calling TRAMCO with a credit card is the quickest method.
 - Hagemeyer \$538.93 (as of 1/12/06). Specify that you’re a Schieveling resident and they’ll have the correct model number. It will take 2 to 3 weeks for delivery. The contact is: Jarrett Miller 745-2828.
 - Reviewed the final draft of the Compliance/Fine System. The attendees voted unanimously to adopt the Compliance/Fine System recommended by The Board of Directors. There were a few comments and questions from the floor. These comments will be discussed and changes will be made to the final draft if necessary. Upon completion of the final document, the effective date will be February 13, 2006. All residents and lot owners will receive a copy of the final Compliance/Fine System via USPS mail.
- ❖ Maintenance & Grounds – Glen Zimmerman (Kevin Phipps absent)
 - Pool Gates/Locks: at present there is no security. There have been several complaints of unauthorized use by non-resident/lot owners. We researched the



HOA Meeting Notes

(Continued)

Page 3 of 4

cost of keyed locks and found the cost would be about \$3,500 to \$4,000 (this would require replacing existing gates with steel gates and posts). Our next option was Sonitrol's magnetic locks with fob activation. Tricia Daughtry suggested this approach at the last HOA Meeting (November 12, 2005). This system can be programmed to control access. The cost would be about \$4,700 for two gates or \$3,700 for one gate. The \$1,000 difference between the two options would be reduced by the cost of making a pathway to the center gate. There would be a \$40.00 per month (one gate) or \$50.00 per month (two gates) maintenance fee (includes data base maintenance, maintenance, reports, etc.). Attendees agreed to move forward with Sonitrol's magnetic lock system with the two-gate option.

- ❖ Welcoming – Glen Zimmerman (Karen Blackman absent)
 - No issues to report.

New Business:

At the November 12, 2005 Homeowner's Association (HOA) Meeting, the attendees voted unanimously for the Board to draw up a Compliance/Fine System for community review and vote at today's HOA Meeting.

The Board distributed the first draft of a Compliance/Fine System with the December 2005 Newsletter, inviting comments and suggestions from Residents and Lot Owners. On January 3, 2006, The Board sent an e-mail reminder about this HOA Meeting (including another copy of the Compliance/Fine System draft) and another request for comments and suggestions. The draft contains these major concepts:

- ❖ Limiting the number of Compliance Request Forms (CRF's) to one rather than multiple CRF's issued for the same infraction. This limits extended periods of time, currently needed to resolve compliance issues. In cases where, in the Compliance Committee's opinion, a period of time is necessary to correct the infraction, the CRF will cite a date for correction/compliance to be completed.
- ❖ Upon a second infraction or an unresolved first infraction (when the date named in the Informal Stage has not been met), the Board will immediately issue a formal letter stating the fact that failure to correct the infraction and/or any further infractions would result in: (1) the loss of amenities (e.g., use of the pool, clubhouse, etc.); (2) the loss of voting privileges; (3) a fine outlined by the Compliance/Fine System; and/or (4) court action to enforce our governing documents.
- ❖ Instituting a fine system that is prevalently used by a large number of Homeowner's Associations.



HOA Meeting Notes

(Continued)

Page 4 of 4

Announcements:

- ❖ Schieveling Plantation Book Club – Jan Mele
 - Thursday, 3/2/2006, 10:30 a.m. at the Schieveling Plantation Clubhouse. Book to be discussed: Secret Life of Bees by Sue Monk Kidd. Lunch at the Sunflower afterwards is optional.
 - Thursday, 4/13/2006, 7:30 p.m. at the Schieveling Plantation Clubhouse. Book to be discussed: Black and Blue by Anna Quindlen.
- ❖ Schieveling Plantation Bunco Club – Trisha Daughtry
 - See “Announcements/Events” on the Schieveling Plantation website for details.
- ❖ Secretary’s note: residents continue to have concerns about speeding vehicles in our community. Please report all traffic violations to The City of Charleston Police Department. Their phone number is: 843-577-7434; ask for Traffic.
- ❖ Good Neighbor request: please try not to block sidewalks when parking vehicles in your driveway. Residents, especially children, enjoy walking through the community and if they’re unable to pass safely on the sidewalks, they have to use the roadways.
- ❖ Parking request: in order to prevent any “fender benders”, please be sure not to impair your neighbors’ ability to pull-out of their driveway safely by parking vehicles across from or along side of their driveway entrance.

The meeting adjourned at approximately 8:10 p.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