



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

Date: 8/20/2006
To: Schieveling Plantation Residents & Property Owners
From: Rhonda LaVerne, Secretary
Subject: HOA Meeting Notes – 8/10/06

The meeting was held on Thursday, August 10, 7:00 p.m. at the Schieveling Plantation Clubhouse. There were 35 residents present.

Chuck Tremann chaired the meeting and opened at 7:10 p.m.

John LaVerne welcomed our new residents. There were 13 new residents since our last meeting (May 13, 2006).

Old Business:

- ❖ Property update – Bob Jones
 - 137 lots
 - 120 homes on 123 lots
 - 6 homes under construction
 - 8 with no plans yet
- ❖ Budget update – Jim Hughes, Treasurer
 - Budget is in line with our forecast.
 - Completed the landscaping, clubhouse, and pool improvements.

Committee Reports:

- ❖ Architectural Review Board (ARB) – Billy Hughes, Chairman
 - Approved 2 new plans; a few have not been approved.
 - Reviewing fence applications
- ❖ Bylaws – Glen Zimmerman (acting Chairman)
 - Reviewing existing bylaws to ensure all are in order.
- ❖ Clubhouse – Bonnie Zimmerman, Chairperson
 - One air conditioning unit compressor expired last weekend. It was the compressor that was replaced in March, 2006 and is under warranty. There was



HOA Meeting Notes

(Continued)

Page 2 of 4

- no cost to the HOA for repairs. L&M Mechanical was able to replace the compressor within 24 hours. Thanks to L&M for their hard work.
- Since May, 2006 the Clubhouse has been rented on an average of 4 times per month. The renters have left the Clubhouse clean and in order after their event.
 - Beginning August 18, 2006 the outside bathrooms will be cleaned twice per month and every 4 months, starting in September, the Clubhouse interior rooms will get a deep cleaning.
 - Automatic closers and self-locking locks will be installed on the outside bathroom doors at the Clubhouse. Hopefully, this will eliminate the problems when the doors are left open at night. A key will be necessary to open the door from the outside, but not to open it from the inside.
 - The Clubhouse Committee has reorganized and cleaned the storage areas of the Clubhouse, replaced light bulbs, and added decorative items in the kitchen. Bonnie Zimmerman made curtains for the kitchen and storage room at no cost to the HOA.
- ❖ Pool – Jim Hughes (Alice King absent)
 - Jim Hughes and Bob Jones are working to get the pool gates repaired.
 - Please see “New Business” below for the discussion about pool parties.
 - ❖ Compliance – Glen Zimmerman (acting Chairman)
 - Most infractions have been resolved on the “informal” level. There have been improvements in most areas, but we need to work a bit more on lawn maintenance, particularly during the growing season.
 - Statistics from February 13 – August 10, 2006
 - 36 lot owners with 67 infractions
 - Parking: 32
 - Garbage Cans: 13
 - Garage Doors: 3
 - Lawns: 5
 - Dog Litter/Leash: 3
 - Boat/Trailer Parking: 8
 - Mailboxes: 2
 - Commercial Vehicle Parking: 1
 - Fines/penalties assessed: 3
 - ❖ WIFI – Glen Zimmerman (acting Chairman)
 - Will present proposals to The Board within the next 2 weeks for cost and configuration.
 - Will need enough participants to justify the price of installation and monthly costs.
 - ❖ Maintenance & Grounds – Chuck Tremann (Kevin Phipps absent)
 - Frank Dabney and his “crew” have done a great job upgrading the landscaping around the Clubhouse and made upgrades to the existing sprinkler system. Dabney’s crew also cleaned-out the areas where residents have complained



HOA Meeting Notes

(Continued)

Page 3 of 4

about snakes. There was a “worm disease” in parts of our HOA areas and Frank believes they have that under control.

- ❖ Welcoming – Bob Jones (Karen Blackman absent)
 - Bob Jones is delivering “welcome packages” to all new residents and lot owners.

New Business:

- ❖ The attendees discussed how often to hold “HOA Meetings” and decided that quarterly meetings should be sufficient. If we find that things slow down even more, and quarterly meetings are no longer needed, then we can discuss having meetings twice per year. This was agreed upon and the next meeting will be in November, 2006.
- ❖ Attendees would like to propose a Community Garage Sale twice per year instead of once per year. All attendees agreed and Caroline Noble will contact Karen Blackman to discuss.
- ❖ The topic of tonight’s meeting was rules and guidelines for pool parties. The attendees agreed to put these proposed rules “on hold” and move forward with other ideas that may help resolve the problems we’ve been experiencing. The first idea is to post a sign with telephone numbers that people can call if they witness bad or rude behavior at the pool. The caller would not reveal their name and remain anonymous. The second idea is to appoint a committee that can research and discuss developing an area behind the pool area that could be fenced-in and used for parties (i.e. picnic tables, grills, etc.). The Board will also review the rules for using the “Closed Due To Contamination” and “Pool Closed” signs. These signs need to be accessible from outside of the pool area.
- ❖ The attendees request that The Board of Directors research and develop a uniform sign for Real Estate Agents to use when advertising property for sale in Schieveling Plantation. Secretary’s note: during The Board of Director’s meeting on August 17, 2006, a committee was assembled and research has begun.
- ❖ Many residents have complained to The Compliance Committee about other residents allowing their cats to “run loose” in the community. Schieveling Plantation has a Covenant (Declaration of Covenants and Restrictions; Number 26; Page 12 of 19) stating that “All pets must be secured by a leash or lead at any time they are permitted off the owner’s premises”. This is also a City of Charleston ordinance and enforced by their “Animal Control” division. For the safety of your pets, and your neighbors, please secure all pets with a leash and accompany them when they are permitted off of your property. Your cooperation is appreciated.

Announcements:

- ❖ The American Legion in Goose Creek will hold a Flag Retirement Ceremony on September 11, 2006. If you have a Flag that needs to be disposed of properly,



HOA Meeting Notes

(Continued)

Page 4 of 4

please give it to Margaret Jones (556-5566) by September 8, 2006. Before the ceremony, the Flag will be inspected to make sure it isn't historic.

- ❖ Bonnie Zimmerman found several artifacts in the Clubhouse storage area while she was cleaning and reorganizing. She gave them to John LaVerne who took them to Middleton Plantation's archeologist, Cameron Yarnell. Mr. Yarnell was excited about "Bonnie's finds" and is researching the items. Once tagged and organized, these items can be placed in an airtight case and displayed in the Clubhouse for everyone to enjoy. Thanks to Bonnie and John for their help.

The meeting adjourned at approximately 8:50 p.m.

Notes prepared by:

Rhonda LaVerne

Secretary

Schieveling Plantation HOA