

HOA Meeting Minutes
Schieveling Plantation Homeowner's Association, Inc.
7 p.m. Thursday August 25th, 2011, at Clubhouse

Attendees:

**Board Members: Bruce Bishop (President), Hunter Clendaniel (V. Pres),
Jim Hughes (Treasurer), Joey Jutzeler (Secretary)**

22 residents (not including the Board members) attended

Welcome:

HOA President Bruce Bishop welcomed the residents to the meeting.

Minutes:

The minutes from the last meeting (May 12, 2011) were ready by Joey Jutzeler (HOA Secretary)

Announcements:

Bruce spoke about the new board and its mission. The purpose of the board is to adhere to the bylaws.

Bruce thanked Billy Hughes and Sandy Bray for their service to the neighborhood as Billy stepped down as ARB Chair, and Sandy Bray Stepped down as Welcoming Chair due to moving. Bruce also mentioned Mark Williams being named assistant treasurer and Glen Zimmerman parliamentarian as outlined in the bylaws. He also mentioned the great job thus-far by Building & Grounds co-chair Wayne Spates on the clubhouse

Bruce stated the work that the board has been doing.

**Janitorial Service has been changed for better care of the facilities
Tree work is being set into motion to repair the Oak @ the clubhouse
and take down the gum tree in the park.**

HVAC has been replaced

**Safeguards have been implemented to prevent un-authorized
spending by committee chairs, etc.**

Improved Compliance with Glen @ the helm

Landscape lighting is being quoted and will be addressed soon

**The Clubhouse has some deferred maintenance that is being
addressed**

As far as a "Wish-list" of items that have been addressed, they include

Exterior Painting of the clubhouse

Interior Painting of the clubhouse (work to be done by volunteers)

Talk of Sidewalk Installations

At this point of the meeting, Glen Zimmerman (parliamentarian) had some comments about the possibility of sidewalk installations.

Per Glen, he's not sure that the bylaws allow the HOA to spend HOA funds on "private" or "city" property. He suggested tabling the idea of sidewalks until more research could be done on the topic.

Bruce continued that the Neighborhood is "broke", there is little to no money in the contingency fund. 5% Wind deductible on our clubhouse would mean a \$20,000 payment by the HOA to repair the clubhouse in case of damage from a tropical storm/hurricane.

With the budget, we want to build a fund to make sure any un-expected expenses are covered, etc.

Budget:

Bruce introduced Jim Hughes (treasurer) to discuss the budget plans for 2012. Jim stated that highlighted items show where most of the increased dues would go. *Clubhouse and Landscape Maintenance*

The HOA has had no annual increase in over 7 years. Jim noted that age has affected the neighborhood and will continue to do so, thus increasing our costs. The proposed budget/assessment increase of \$100 is not to be seen as a cure-all, but should assist in filling in the gaps in our budget and begin a pattern of contingency savings. To this point our contingency fund has been tapped into for regular line items, which should not happen. Recurring items such as tree trimming (every 2 or 3 years) or lighting repairs should be budgeted items. Proposed increase is \$100/yr, taking the dues from \$400 to \$500/yr. The purpose is to "beef-up" the contingency/capital funds + fund regular expense line items. We can't spend capital we don't have.

A member of the community stated that sidewalks should be at the bottom of the list. Glen Zimmerman stated again it was not clear if the HOA had the authority (in the bylaws) to spend HOA monies on this project, but it could be researched. Hunter Clendaniel addressed a conversation he had with the City of Charleston where they stated from the City's legal view, the HOA could place sidewalks as long as a permit was pulled. Legally it's possible, but not clear yet, per Glen if the bylaws will allow it to be paid for by the HOA.

Many residents issued concerns such as:

Not wanting their money/dues used to pay for sidewalks on someone else's lot.

Concern that the sidewalk would be torn up anyway and replaced at lot-owners expense upon building of a home.

Other items, such as clubhouse maintenance, lighting, and contingency were of greater concern and more immediate need.

Bruce stepped in and stated that it would be a good idea to table the conversation about the sidewalks until it could be reviewed and possibly be put forward in a vote of the neighborhood if it is determined that it can take place.

Back to the budget issue, several residents expressed concern about:

Would any funds not used in a line item be moved to contingency fund?

The increase may be too large due to the economy possibly \$50 instead?

Proposed idea of an HOA fee and separate Pool fee

Proposed idea of 2 collection dates \$250 in Jan, and \$250 in June

(Glen stated he believed bylaws would have to be changed by 2/3 of the Lot owners to do this)

Proposed increase of transfer fee

Bruce and Jim spoke about the potential fallout of not having an increase.

Things would have to be cut/funds re-directed

Exterior lighting would go dark

Pool, clubhouse, social, etc. may be negatively affected.

Last increase was in 2004 – From \$325 - \$400

Other items brought up for consideration were:

Clearing of the Ponds Bruce addressed pond by pool is being reviewed

Community work days, etc.

Motion to Vote

Vote took place – “yes” vote to increase the dues to \$500, “no” vote to leave dues at \$400

Vote results were 20 “yes” and 2 “no” votes.

The motion passed and the Dues will increase to \$500.00

Meeting was adjourned.