

**HOA Meeting Minutes**  
**Schieveling Plantation Homeowner's Association, Inc.**  
**7 p.m. Thursday March 8, 2012 at Clubhouse**

**Attendees:**

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

**16 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 (12/5/11) were ready by Joey Jutzeler (HOA Secretary)

**Budget:**

Jim Hughes (Treasurer) – 19 lot owners had yet to pay dues. Many of the 19 were not surprises, but usually late. Jim spoke about the difficulty of getting in touch with current owners and also foreclosure/short-sales making it tricky to receive dues as well. The “drop-dead” letter will go out soon reminding residents of 30 day suspension of privileges if their dues are not paid. Jim also touched on some of the legal actions he has taken such as liens, etc. to recover over-due fees. Bruce and Jim also talked about the “Non-pay” board that will soon be posted at the pool to deter non-pays from being let in the pool.

**Pool:**

DHEC compliance with the pool acid issue was met and fixed at and 80% savings over the quoted price. Chuck Tremann asked about opening the pool earlier in the spring. The board said they would review.

**Compliance:**

Running smooth per Glenn Zimmerman – Question was raised from the floor about property maintenance (upkeep of resident properties) and how that is enforced. After some discussion, it seems that would fall under ARB guidelines and jurisdiction to enforce, not Compliance specifically. ARB to review procedure.

**Grounds:**

Carolyn has 3 quotes on lighting replacement/refurbishment for the main entrance/clubhouse area. She presented these to the board with notes and recommendations after the meeting.

**ARB:**

Chuck Tremann talked about the ARB's plan to enforce the wording in the ARB guidelines that HVAC Units and above ground tanks are to be screened from street view. He is going to come up with a plan & statement that will be distributed to the community soon suggesting/implementing a 3 month time period for property owners to comply with the guideline. Plants or lattice work will most likely be preferred methods of screening. Someone from the floor noted that if a solid screening is to be used, the screening needs to be 21 inches away from the HVAC unit to ensure proper ventilation.

**Election Nominating Committee:**

3 volunteers were asked to come forward for the purpose of forming the election nominating committee. Their task is to seek out eligible persons to run for HOA board positions. Per the neighborhood bylaws, the committee will nominate 1 person for each position. These nominated persons will be on the official ballot at the meeting designated for elections. For anyone else to be considered a candidate for a board position, they must be nominated from the floor at the meeting designated for the elections.

Bonnie Zimmerman, Joanne Noga, and Chuck Tremann volunteered for the committee. A voice vote was taken and unanimous approval was given by those in attendance. Thank you to those that volunteered for this committee.

Joey passed along information provided by Rhonda LaVerne that anyone interested in natural gas service to their home on the "Fair Spring" side of the neighborhood should contact Elwood Stith at SCE&G at 576-8023. SCE&G will come out and give a cost estimate to run the line to your home. Billy Hughes noted he believes that if enough residents in the area wish to have this service SCE&G may do this at a reduced/no cost. Anyone interested should contact Mr. Stith at SCE&G. Joey is to send an email to the neighborhood giving out this information as well.

Meeting Adjourned.