

Schieveling Plantation HOA Meeting Minutes

November 18, 2021, 7:00 -8:15 p.m.

Attendance: All officers and 14 community members (12 homes)

President's Report-Linda Logan Widner

Community Activities

- Food Trucks – we've had 3 serve the community with great success.
The Lobster truck is scheduled for December 17.
Thanks to Laura Allen for organizing them.

An HOA member supplied a form that could be used for the truck companies to sign that is similar to that used when the club house is rented. The Board will take it under consideration.

- Halloween Parade – the fire department from Bees Ferry, well attended
Thank you to the organizers

Community Business

- Club house update-mold remediation, hot water heater replacement/movement to lower level getting quotes, new refrigerator, and new rug. All of these were items that required immediate attention.

In September people using the club house found mold. Experts were called in and the problem was fixed in about week to 10 days. The mold problem was in the HVAC system. The problem was that the fan was malfunctioning and sucking in hot air which caused the mold problem. A new carpet was also purchased because the old carpet was beyond being cleaned.

The Refrigerator died so new one was purchased and installed.

It was recommended to look at the hot water heater since the current one is original with the club house and is about 20 years old. The water heater is in the attic. Estimates have been received and will be examined by the Board.

There was a question about a tankless hot water heater, but we did not request quotes on such for the clubhouse.

- IMC has arranged for Palmetto Landscaping to cut the dead trees in the entry and to fix the clubhouse parking lot.

These issues are being fixed in the near future.

It was asked if there are some grants that would pay for the work.

Three years ago, the trees were trimmed and cleared. At that time the arborist said the trees were in good shape and we should keep vines from growing up the tree trunks.

Trees have been assessed regularly.

It was requested that a dead tree in the buffer area behind a Fair Spring residence be examined for possible removal.

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- Quotes have been received from IMC for clubhouse window repair, motion lights, and painting. These items will require large sums of money and the Board is looking at timelines for these.

The upstairs window repair is pricey because it cannot be accessed from the inside or outside so a platform needs to be built to do the repair.

Estimates for painting and motion lights have been received and will be reviewed by the board.

- Drainage Concerns-recent rains prompted some flooding on Fair Spring Drive. A proposal to the Board regarding drainage needs; this will probably be a multi-phase endeavor. The Board requested that IMC solicit bids for the initial work.

There was discussion about the flooding issue and provided a handout to explain the situation and recommended measures.

IMC getting estimate to clean out drainage areas. Hopefully we will have more information in the next couple of weeks

Please bag your yard waste and do not blow anything into the gutters because this adds to the drainage issues. Also, as a reminder, the City Ordinance requires lawn services to remove their debris.

- Treasurer's Report-Budget Approval for 2022 & Reserve Study Proposal

Attached. Items discussed

1. Reserve for unpaid fees – Collection being done by our attorney
2. Pool Maintenance – one flat fee per year now. Previously, there were different fees in the months when the pool was open and closed.
3. Landscape fee lower because we changed providers
4. Management fees have been raised
5. Real Estate transfer fees up because of so many sales
6. Contingency fund must be at least \$25,000 to meet our insurance deductibles
7. The Club house is worth about \$400,000 so our Contingency fund should be increased
8. A request was made to include a line item in the budget for storm management. We expect the Reserve Study to address this problem.

Rich Scalco made a motion to accept the budget with the proviso that some funding for storm water management be included. Matt McDonald seconded the motion. Motion unanimously accepted.

Asset Reserve study

1. We've been reactive doing things for the neighborhood. IMC told us about Asset reserve studies which are road maps to plan out our future capital expenses. They have sent us three proposals from Asset Reserve companies.
2. First the companies get all documents used by the HOA
3. Then they do an on sight visit to determine the condition of all assets, their remaining life, update values, replacement costs and when they should be replaced.

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4. They do a year-by-year cost analysis for each asset for 30-40 years
 5. They give us a report of estimated yearly expenses and how much money we need in our reserves to meet the expenses for the next 30- 40 years
 6. Adequately funded HOAs have sufficient funding in their reserves to cover 70% of the anticipated expenses. Reserves of 30% or less should set off alarm bells.
 7. Reserve studies are used to plan for the future and include inflation in their costs.
 8. If we had had a reserve study before we would have had money put aside for pool repairs and drainage. We would not have had to do special assessment for the pool update
 9. The reserve study bids range in cost from \$2000 to \$5000
 10. Six states require Reserve Studies for their HOAs
 11. Two dozen states require HOAs to have reserve amounts. South Carolina does not.
 12. A Reserve study was done on the Surfside building in Florida the year before it collapsed. The study was done too late.
 13. Some companies will not mortgage an HOA property if its reserve is less than 10% of the budget.
 14. We'd prefer to increase annual dues rather than have to do large special assessments for some of these projects.
 15. Alexandra Scalco made a motion to do the Reserve study. Tom Bell seconded the motion. Motion unanimously accepted.
- Thank you to Linda and Wayne Spates for their years of service. Please tell them or send a note thanking them for all their work. They have saved the community thousands of dollars with all their work. It was suggested to send meals. Joanne Davis is coordinating meal delivery.
 - Annual Assessment-should receive in the next few weeks from IMC
 - Other – The doing better with compliance issues. Only 20 outstanding issues now rather than 50-60.
 - Rich Scalco made a motion to have all Board meeting minutes placed on the community website. Dawn Mortensen seconded the motion. Motion was accepted.

Committee Reports

- Clubhouse - Three rentals in December 11, 15 and 26. The chair seats are being recovered by John Hallman & John Hohnerlein with donated fabric. These should be ready after Thanksgiving.
- Social – Aggie Ricks, Social Committee Chair, has gotten only one response about Christmas parties. One more week then make decision.
- Food truck – see Community Activities above
- Pool – closed. People who use the pool need to help with end of year clean up and not leave it to the seniors in the community. It was suggested that a sign be put up advertising pool cleanup
- ARB – Joe Lucas is following up on issues
- Maintenance – volunteers cannot do heavy work because of liability issues.

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- Grounds – A large dead tree in the HOA buffer area behind a Fair Spring residence is scheduled to be removed. Because of the size of the tree, only two local tree companies have a lift tall enough to do the job.
- HOA approval of Tree removal needs to go to City of Charleston.

Problem with sprinkler system in the entrance. Palmetto working on it. No estimate of cost.

- Playground update – the new equipment is still on back order because of shipping issues. The tentative date for arrival is mid- January, 2022.

Other – none

Respectfully submitted,

Ellen Bollinger – Secretary