

Schieveling Plantation HOA Board Meeting Minutes

April 28, 2022, start at 5:45 with The Greenery and then move into agenda.

Attendance: Linda Logan Widner, Denis Lesieur, Joanne Davis, Ellen Bollinger, Jessica Turner (IMC), Kimberly Tittle (Greenery landscaping)

Purpose: To prepare for General HOA meeting on May 12, 2022.

Committee Reports

- Reserve study results - Rich trying to set up a meeting of committee at the clubhouse but hasn't gotten date yet
- Social – Egg hunt before Easter , no further report
- ARB – no report
- Pool – see attached report
- Maintenance – see attachment
- Grounds – Done in person at general meeting
- Greenery – crew will be here Monday (May 2), Kimberly will be our contract manager

Can take care of large projects, ie parking lots, trees, Emergency situation they have large pool of employees to pull from. Very dependable

They have the map. Kimberly has walked the property.

Lots of catching up to do, cleaning up from winter

Clean-up – shrubs overgrown, edging, front entrance looks bad, before cutting back will check with Jessica

Will fertilize plants and grass areas

Leaves are biggest issue, ie drains are built up, will analyze what grading needs to be done and identify tree work to be done

Pine straw will need to be done – usually in spring and fall – about 400 bales/season

Irrigation – someone working on front entrance. Previous clock not hooked up.
Leak in front entry fixed - probably main line

Sprinkler heads – problem with low water pressure – have to determine where the water meter is to see if that's the problem

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Contact Jessica if have questions for Kimberly

Drainage major work. We have 5 dry detention areas all of which need further work.
Only one drainage culvert has been cleaned since the building of the community

Had dry detention areas dredged out last year to tide us over

15 acres of HOA property

Kimberly will look at drainage before saying whether Greenery will/can to it.

- Clubhouse – see attachment
- Playground-Completed
- Pool- 7 people have not paid assessment – their pool fob will be turned off
- Change by-law voting requirements – Give them time table?
- Grounds – Denis talked with vendor to see what he can do for \$10,000. Vendor can do a portion of the cleanup starting at Fair Spring and working toward 61. Will stop when money runs out. Major problem at Fair Spring. He will clean up behind a portion of the houses on Highway 61 for free. The Board voted unanimously to ok the work and get it going.
- Compliance - Jessica – is going to be harder on home owners to clean up their houses. She will send out a general email notifying people.
Two parking issues addressed.
- Emails - Noted that we should be using Jessica to send out community emails because she can tell when people open, read them, unsubscribe etc.
 - IMC has a parallel DB of community members as the one Wayne is keeping up. If we use the IMC Data base Wayne's work would be greatly reduced.
 - Thus emails will come from Jessica instead of Linda or Board member.
 - Mention at general meeting.
- Treasurer - biggest expense was clubhouse plumbing.
- Linda – Made a recommendation for Schieveling HOA to do a special assessment for work to cover dredging/clean up of the retention areas and preparation of the entry area trees prior to hurricane season to avoid HOA liability. IMC/Current Board have quotes, HDR-\$10,000 for Phase 1 drainage clean up between Fair Spring and Highway 61. The tree estimates/ quotes are _____. The new Board needs to be informed of these recommendations and act upon them in order to avoid future HOA liability. This is recommended since the Reserve Study vote has been tabled until the by law voting rules can be changed. The Board accepted this recommendation.

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- The suggestion was made to have the OLD board meet with NEW board and clue them in.

Items for General Meeting May 12, 2022

- Jessica IMC – sending out emails
- Schieveling project updates: lighting, hot water heater, power washing, irrigation, landscaping, drainage, other
- Committee to revise by law voting requirements – Rich Scalco wants to use clubhouse for meeting.
- The vote for new officers will be done.
- Ellen will make the motion at the General HOA meeting to have the vote to accept the Reserve Study recommendations for annual dues increase on August 25, 2022. The vote will follow the voting rules in the By Laws as they stand on that date.

Respectfully submitted,

Ellen Bollinger, Secretary

Committee Reports

4 messages

Linda Logan <linda.logan2@gmail.com>

Tue, Apr 19, 2022 at 2:25 PM

To: Joe Lucas <jlucas@kwchs.com>, Ellis Widner <ekw928@gmail.com>, Joanne Davis <joanne7751@gmail.com>, Aggie Ricks <agatharicks1@gmail.com>, Denis Lesieur <dlesieur1@gmail.com>

Hi all,

There will be a Schieveling Board meeting immediately prior to the 4/28/22 vote on the recommendations of the Reserve Study. Due to the many items needing to be addressed that night, we plan to begin our meeting at 5:45 with the new landscapers. If there is still time left before 6:30, we will review committee reports and then turn our attention to Board business after the completion of the vote. Please send written committee reports to me by the morning of 4/28/22. For this meeting, we will use the written reports from each committee as our update. Should there be any questions or concerns, the Board will follow up with the committee chair. Thank you for the work you have done for our community!

Best regards,

Linda Logan Widner

Linda Logan <linda.logan2@gmail.com>

Wed, Apr 20, 2022 at 4:37 PM

To: Charles Tremann <ctremann@gmail.com>

Chuck,

My apologies that I did not send this to you with the rest of the group. See below.

Linda

[Quoted text hidden]

Charles Tremann <ctremann@gmail.com>

Wed, Apr 20, 2022 at 4:49 PM

To: Linda Logan <linda.logan2@gmail.com>

Linda, the pool is planning on opening on April 30th at 8 am and after the volunteers have brought out the pool furniture. Have been in contact with Gennie about DHEC approval letter which is needed before opening. Jessica is handling that. The pool is otherwise ready to go. Chuck

[Quoted text hidden]

Linda Logan <linda.logan2@gmail.com>

Wed, Apr 20, 2022 at 5:07 PM

To: Charles Tremann <ctremann@gmail.com>

Thank you so much for all you do!

Linda

[Quoted text hidden]

Clubhouse Committee Report for Board – April 28, 2022

Rentals for 2022:

March 26 - Porch only pd -

April 23 – Clubhouse pd - Clendaniel

May 21 – Clubhouse/porch deposit pd -Hughes

June 3 – Clubhouse/porch deposit pending - Drolet

June 5 – Church group- no charge – St. Francis

Work completed at clubhouse:

March 28 - Replaced hot water heater with 5 “point of service” heaters
\$3,075 pd

April 22 – Outdoor lighting \$3000 pending

Anticipated work for 2022:

Repair/replace lattice surrounding clubhouse -?

Paint entire clubhouse exterior including repair/replace spindles -
\$30,000

Repair/replace upper window – \$2900

Maintenance Report for Schieveling HOA 4/28/22

1. Playground completed and new benches on site.
2. Water heater replaced with point of use heaters in all bathrooms and kitchen. Ellen Bollinger coordinated this work.
3. Fire extinguisher serviced.
4. Pipes on the fountain outside were replaced.
5. The clubhouse was power washed April 21, 2022.

Maintenance Needed

1. Both sets of back stairs need repairs and painting.
2. The clubhouse is in need of painting, ASAP.
3. The clubhouse parking lot needs grading and new gravel applied, ASAP.
4. The parking lot lanterns need repairs, cleaning, and painting.
5. Joanne Davis coordinated the electricians to install safety lights for the clubhouse and parking lot.
6. There is broken lattice work on the clubhouse which needs to be repaired