

SCHIEVELING PLANTATION HOA MEETING

Reserve Study Review

April 21, 2022

6:30 P.M. – 8:00 PM.

Attendees: HOA Board members -Linda Logan Widner, Joanne Davis, Denis Lesieur, Ellen Bollinger plus the community members on the three (included after minutes) attendance sheets.

President Opening - Linda Logan Widner

Reserve Study Slide Presentation (on Website) – Denis Lesieur

Question/Answers and Comments

- **Question -Why do community members have to pay to use club house?**
Answer – We are attempting to keep this meeting focused on the Reserve Study.
Please defer to regular HOA meeting
- **Voting for dues increase – HOA voting options are constrained by the bylaws. HOA cannot do proxy vote for dues changes because bylaws deny it. Bylaws say the vote must be in person. According to the bylaws, to hold a dues vote, the HOA must convene a meeting with a quorum attendance, hold the vote and then can disband.**
- **Question – Seems to be only one way to communicate ie email, which is not working for everyone.**
Answer - Please defer to regular HOA meeting.
- **God bless the volunteers who have done the work over the 20 years of our community.**
- **Hiring the IMC Professional firm was a good move.**
- **This type of study of the HOA resources was long overdue.**
- **Residents buy into community relying on maintenance of our assets.**
- **Question - Did the study recommend any incremental scale of funding; small, med, large amounts?**
Answer - No only the one we were given
- **Question – Looks like the current reserve fund is \$58,000.**
Answer – The number given Global (the company doing the Reserve study) to work with was to reflect what the amount would be at the beginning of 2023. Thus amounts were deducted from the \$58,000 reflecting our hurricane deductible of \$10,000, Playground costs of \$3000, and projects for 2022 of \$16,000, etc.

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- The amount of funds needed in our reserve fund should at minimum be \$44,000. The Reserve Study started with this assumption.
- Question - 2019 raised dues \$200. Why two years later are we being asked for more money?
Answer – The \$200 covered the cost of hiring IMC and increases in the operating budget.
- Question - What is IMC doing?
Answer – Money management, compliance, emails, finding vendors, email management. Being the treasurer is like having a part time job. IMC not responsible for reserve asset management.
- When the community was first formed dues were kept low because the facilities were new and community members did heavy maintenance themselves.
- The Reserve asset upkeep has nothing to do with our regular operating costs
- Question - Who will be responsible for keeping track of the items identified in the Reserve Study that need to be addressed?
Answer - The HOA Board is ultimately responsible, using IMC as back up. Volunteers roll onto the board every two years, thus a new combination of members comprise the board yearly. The Reserve Study gives each Board the same road map to follow for community upkeep and thus each Board is not starting from ground zero.

Note: the Reserve Study is a living document. It is a suggestion for yearly fund allocation. However, the situation can change. We could have a major storm or some assets may need updating sooner or later than the study suggests.
- Question - What happens to the money to rent the club house?
Answer - There is a cleaning fee and the security deposit gets returned to the renter. The remaining funds go to the HOA Operating budget to pay for utilities etc.
- Some people do not accept the numbers in the study. Study used industry standard costs.
- Bylaws need to be looked at by the next Board
- A discussion was held about how the voting will be done. Many people want to vote but their schedules don't allow them to meet the current bylaw voting restrictions. Currently, according to bylaws, a meeting for a vote must be started with quorum in attendance. We cannot start early in the day with a quorum and allow everyone to vote any time during the day.

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- **Ryan Kunitzer made a motion to table the vote accepting the Reserve Study recommendations until HOA members can meet to review the bylaws on how we vote. Seconded by Temple Brooks. (¾ of home owners have to sign a written agreement to change to the bylaws).**

Vote : yea – 24

- **Nay – 5**
- **Members volunteering to review the bylaws – Craig Kozlowski, Rich Scalco, Todd Dunagan, Sharon Miller, Jim Brooks, Brian Shull, Ryan Kunitzer**

Closing - 8:00 pm – no motion to adjourn just a stampede to the doors!

Respectfully Submitted,

Ellen Bollinger – Secretary Schieveling Plantation HOA

Schieveling Plantation Reserve Study Presentation HOA Meeting
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Name	Address/Company	Phone Nbr/Opt	Email Address/Opt
Colleen Giambrone	508 Shen Butler Ct	7874245366	colleenschwab@gmail.com
Tom Davis	3008 Macbeth Creek	843-279-3444 843345-3737	
Kelly D. Dore	600 Fair Spruce Dr.		
MITCH BOLLINGER	411 RIGHT BUTLER DR	4044145975	MITCH_BOLLINGER@hotmail.com
Doris Lester	694 Fair Spring Dr.	843-343-8809	alexyng@gmail.com
Doreen Hudgins	1024 Blockade Runner Ct	704-268-1623	hudginsd54@gmail.com
Anthony Ciccaro	530 Shum Butler Ct	You	1415 If
Ryan Kuntz	1626 Shoreline Runway	98922746526	
Taylor And Terri Rice	523 Stream Butler Ct	803-429-2472	ricejtaylor@gmail.com
Bart Bell	512 Shen Butler Ct	330 8023611	minivan4ever725@gmail.com
Sarah Sue Rusk	547 Shen Butler Ct	843 729 2429	
Betsy Seville	655 Fair Spring Drive	862-686-0894	guyphs6@gmail.com
Jerry Dume	1504 Blockade Runner Ct	843-279-3444	jerrydume@gmail.com
Antonio Mustaphan	3009 Macbeth Creek Drive	843-312-3659	antonio.mustaphan@gmail.com
Frank Prudent	531 Shen Butler Ct	843 766-6405	FXpeditions@aol.com
JUSTIN BARDEN	1021 Blockade Runner Ct	859-806-0704	jardend4@gmail.com

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Name	Address/Company	Phone Nbr/Opt	Email Address/Opt
Richard Nelson Santos	641 Fair Spring		
Valerie Morrison	540 Sherm Butler Dr.		
James M. Kistner	525 Sherm Butler		
Shauna Clelandaniel	1002 Blockade Runner Ct		
Joe Puso	640 Fair Spring		
Joe Lucas	601 Fair Spring	8638307119	
Brian and Talley Small	675 Fair Spring		
Carolyn Hughes	532 Sherm Butler		
Charles Goodfrey	11 11		
Larry & Sharon Miller	1028 Blockade Runner Ct.	860-7001 843-696-4755	47 hrs
Kevin + Kristen Moody	1001 Blockade Runner Ct	843-409-4114	
Aggie Ricci	649 Fair Spring		
Bob Benson	2006 Izard Ct		
Robert Briggs	605 Fair Spring Dr.		
Wes Young	501 Sherm Butler		
Wayne Linda Sagers	3007 Macbeth		

Kim Maxwell

2004 Izard Ct

→ kschweibert@hotmail.com

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