

Schieveling Plantation HOA Meeting

September 1, 2022

HOA Board Members:

President: Matthew Macdonald

Vice President: Patrick Chaussard

Secretary: Ellen Bollinger

Treasurer: Bryan Cordell

Residents present – included at the bottom of the document

AGENDA

- I. Call to Order and Welcome Matthew Macdonald
- II. Review and Approval of May 12, 2002, Meeting Minutes Ellen Bollinger
 - a. Motion to approve – Dr. Aleksandra Scalco, seconded by Joe Lucas
- III. President's Update Matthew Macdonald
 - a. Drainage –
 - Phase 1 – from HWY 61/Ashley River Road to Fair Spring Drive is complete and is working for a cost of \$11,000
 - Phase 2 – from Fair Spring Drive to the Ashley River along the creek – is much more expensive.
 - Phase 3 – Clear out fallen trees in the creek behind the clubhouse and five retention ponds.
 - b. Drains in playground – need to be kept clean of debris and more added. Greenery has been asked to keep them clean of rubbish.
 - c. Update on community outreach effort regarding stormwater management
 - i. The South Carolina State Department of Transportation (SCDOT) was contacted on behalf of the HOA Board (approved in the previous meeting) and requested the SCDOT clean the ditch from Ashley River Road/HWY 61 from Byrd Farm Road (where the new house is being built) to High Tide Drive (the next neighborhood entranceway) and submitted a request to the City of Charleston to clean out the stormwater drain under the street at Fair Spring Drive.
 - ii. The HOA is keeping a pulse on options being discussed about stormwater management in the Church Creek Basin to make sure our community has a voice in plans that may affect Schieveling since our neighborhood would be getting more runoff if stormwater is routed across HWY 61 to the Ashley River, directly through and impacting our community.
- IV. Committee Reports
 - A. Maintenance – Steve Brush, chairman – power washed the deck and chairs
 - a. Steve is developing costs on short-term things to be done in the next five years identified by the Reserve study. He will provide bids for each item, at his cost of material only. He will donate the labor.

Schieveling Plantation HOA Meeting

B. Clubhouse –

- a. A complaint was made that the outside chairs were dirty when used for a rental. Steve Brush power washed them the day after the event.
- b. The clubhouse calendar is on the HOA website.

C. Architectural Review Board (ARB) – Joe Lucas is the new chair.

- a. Request a new home on Shem Butler – plans have not yet met ARB guidelines. The ARB guidelines have been sent to the owner.

D. Grounds

- a. We have gotten a quote for removing the tree hanging over the house on Shem Butler. The city needs to approve. The city tree expert could not see the tree from HWY 61 to evaluate it. The tree removal is getting critical because of the recent amount of rain.
- b. Michelle is the new Greenery project manager replacing Kim.
- c. Greenery – Michelle, the Greenery landscape designer, walked through the azaleas and playground area to suggest improvements. Michelle is working on a quote to remove some shrubs and put flowers in front.
- d. HOA has requested that Greenery send a licensed arborist for a free consultation for all the trees in the common areas – still waiting to hear from Greenery.
- e. We will also have a more prominent tree company assess trees on the 15 acres we own
- f. Front entrance Irrigation – all irrigation heads are working now.
- E. Pool Status – The pool is closing on September 30. Looking for volunteers to please help put pool furniture away for the season.
- F. Social – Ms. Anne Marie Webster is the new children's chair. Halloween will be the next event.

V. Treasurer's Report

Bryan Cordell

- A. \$102,427 balance, so extremely close on target
- B. Expense side – landscape irrigation expenses not expected
- C. Close to where we want to be.
- D. We need to plan for more revenue coming in
- E. Need to discuss cost of maintenance issues
- F. Board will be working on the 2023 budget for November. Budget work includes having meetings with the community. Significant expenses are coming up next year, and we need to be creative to create income.
- G. Among the creative thoughts is to increase the transfer fees when new buyers come into the community. Currently, the fee is \$150. Other communities have higher costs. Views are to make the payment a % of the sale price. Our fee has not increased since inception. Jessica is getting us comparable fees from other communities.
- H. Bryan said that coming into the treasurer position; he did not realize how much work IMC has taken off the treasurer's job. He is still doing a good amount of work approving 10-12 transactions a week. IMC does a significant amount of work keeping the records, etc.

VI. IMC Updates – IMC Ms. Jessica Turner was not in attendance

Jessica Turner/ IMC

Schieveling Plantation HOA Meeting

VII. Old Business

A. Reserve Study

Denis Lesieur

The longer the Reserve Study recommendations stay suspended, the less relevant the numbers (costs) in the Reserve Study become.

B. By-law committee report

Bryan Cordell

Still Information gathering.

Decided to use an absentee ballot with the advice of our attorney. The ballot would be sent out weeks before the vote and sent to the secretary to be included in the final vote.

There would be an informational meeting 30 days before the voting meeting

The bylaw change needs to be passed before voting on Reserve Study

VIII. New Business

A. Volunteers are spending an amazing amount of time.

Since being elected, board members have attended ten full meetings (minutes available).

Board members have attended at least four extra meetings per their assigned area.

Countless others are doing tasks to keep the community moving forward.

B. Discussion: Potential to open clubhouse when food trucks are here. The issue is how does the cleaning up work?

C. Fireworks – emails should be sent reminding people of the city ordinance. Should the HOA fine people who ignore the rules if the police do not enforce them?

D. The suggestion was made to plant memorial trees at the entrance.

E. IMC is not in attendance. IMC will be contacted.

F. Reported concern about creeping property lines behind marsh houses. Not everyone understands the buffer zone requirements that do not authorize clearing these areas (per State Statutes). HOA can have Eric Schultz come out again and give a talk about it.

IX. Motion to Adjourn – Dr. Aleksandra Scalco, seconded by James Ketchum

Respectfully submitted,

Ellen Bollinger – HOA Secretary

Schieveling Plantation HOA General Meeting

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