

Royal Pines Country Club Estates
Homeowners Association Monthly Meeting
May 3, 2018

With a quorum being present, President Karen Hardy called to order the monthly meeting of the Royal Pines Homeowners Association at 5:29 PM.

President Karen Hardy described the procedure for the meeting..ie. business meeting for participation of board members only followed by opening up the meeting to others who wanted to address the board. President Hardy presented the agenda for the meeting, asking whether there were any additions. None were added.

Mike Bars made a motion that the minutes of the last Board meeting (April, 2018) be approved as submitted. It was seconded by Bill Farrar and passed.

Bill Farrar made a motion that the financial report, prepared by Dorothy Hodges be approved as submitted. The motion was seconded by Mike Bars and the report was approved.

ARB report

Bob Kiessling, ARB, cited the following information for April

The following were approved;

Two trees, one gazebo, one awning, one shed, and two new homes.

Three letters have been sent concerning property conditions

Notification was made for One For Sale sign to be removed

PRESIDENTS REPORT

President Hardy requested bids for **Landscaping** from three companies but got only one response which was from Lowcountry. They will do a complete cleanup of the Boulevard which includes trimming, bagging, hauling away of debris, pine straw on the berms and monthly or bi-weekly maintenance. Bill Farrar made a motion to accept that bid, the motion was seconded by Mike Bars and passed by the board.

The legal case which has been ongoing for a considerable period of time is still pending. Dates for mediation meeting were sent out to Board members. No date has been set yet and there has been no written presentation of the details of said mediation.

Treasurer Dorothy Hodges informed the Board that various insurance renewals will be due during the month of May.

With the official business concluded, the meeting was addressed by Barbara Jodoin who represents a group of recreational vehicle owners who have concerns about covenant 17. Their concerns include trailer definition, and the lack of uniformity in implementation of the covenant regarding trailers. They question why boat trailers are exempt but large RV busses are still

allowed. They would like a covenant change which would require a $\frac{2}{3}$ majority of **all** Royal Pines property owners to vote for that change. It was agreed by all that trying to do this would be virtually impossible. After a lengthy exchange of comments, Bill Farrar asked her to put a proposal in writing which would include size, number, placement, types of vehicles, and other specifics regarding said vehicles. President Hardy expressed appreciation to Barbara Jodoin for presentation and possible solutions. President Hardy assured all present that the Board has been and continues to do due diligence in attempting to resolve this issue. The covenants were not written by the current board and the boat trailer exception was allowed by a previous board. The current board has consulted attorneys and is waiting for the results of a lawsuit in North Charleston which will probably set a precedent for guidance in this matter. Scott Dudley commented that with compromise an acceptable solution could ensue. Bob Hilsen commented that interpretation of existing covenants has to be addressed since changing of them is virtually impossible. ARB guidelines can be changed by the board.

The meeting was adjourned at 6:25 p.m.

HOA Officers Present:

Karen Hardy-president

Bob Kiessling-vice president

Dorothy Hodges-treasurer

Brenda Murphy-secretary

At Large Members Present

Anna Duval

Gwen Taylor

Mike Bars

Bill Farrar

Others Present

John Brooks

Jeff Hughes

Don Lombardi

Barbara Jodoin

Dwayne Jodoin

Bob Formby

Scott Dudley

Kathy Connelly

Respectfully submitted by Brenda Murphy

