

Royal Pines Country Club Estates  
Homeowners Association Monthly Meeting  
September 7, 2017

With a quorum being present, President Karen Hardy called to order the monthly meeting of the Royal Pines Homeowners Association at 5:30 PM.

President Karen Hardy presented the agenda for the meeting, asking whether there were any additions. None were added.

President Hardy began by introducing the standard to be followed during the course of each meeting:

1. Members of the Board will sign in prior to the start of each meeting.
2. Attendees other than Board members will also sign in and indicate whether they have concerns or questions to share at the meeting.
3. Agenda as stated at the beginning of each meeting will be presented one topic at a time, reviewed, discussed and voted on by the members of the Board. Board Members ONLY may participate during this phase of the meeting. Each member will have an opportunity to express his or her opinion without interruption from other Board members
4. When the business portion of the meeting has ended President Hardy will open the floor to all other attendees who requested time to bring their issues to the Board. These issues and comments will be heard by the Board and addressed at this time, if possible, or at a later date if that be the case.
5. If possible, President Hardy would like to be contacted prior to the monthly meetings with issues or concerns to be added to the agenda.
6. President Hardy stressed the importance of transparency in open HOA Board Meetings.

The minutes of the last Board meeting (8/03/2017) were approved as submitted with correction. Dorothy Hodges, Treasurer, submitted the Treasurer's Report, which was approved as presented.

Bill Farrar made a motion for both reports to be approved.

***Newsletter***

Gwen Taylor stated that all newsletters were delivered and that the process ran smoothly and efficiently.

***Meet and Greet***

Final plans and preparations were made for this event taking place on September 23rd.

***ARB report***

Bill Farrar, ARB, cited the following approvals for August: one fence and two tree removals.

-The new home construction on Wade Hampton has some issues. Clearance of debris was mandated to be completed by September 1, and some zoning issues with Beaufort County permits and violations.

-Insubstantial plans for construction of a garage on Egret were submitted for approval and will be rectified by owner.

-There is a question as to whether or not a permit was issued for the erecting of a fence on a property on Wade Hampton.

-There is a parked trailer on Jasper.

### ***President's Report***

-Approval to modify ARB guidelines was made at the July meeting of the HOA Board. Powder coated metal fencing is now approved.

-Emergency procedures were discussed due to the impending arrival of Hurricane Irma. Necessary information to be on hand should be the contact numbers of the homeowners, whether they intend to stay or vacate their property, re-entry information and community preparation.

-A motion to approve a temporary moratorium on tree removal following Hurricane Irma was submitted by President Hardy and approved by the Board. This action was taken in anticipation of projected wind velocity, massive tree damage and amounts of resulting debris. Placement of debris guidelines, FEMA regulations, anticipated delays, the stacking of debris, the clean-up of Royal Pines Boulevard were some of the concerns considered.

### ***Past issues***

The viability of sponsoring and continuing some of the previous community events was discussed. The concerns are the lack of participation by residents plus the costs to the HOA as well. The Santa Program, to be held this year at Water's Edge, will continue and will be headed up by Jess Davidson. Trunk or Treat which will include treats and games will also be held. Also discussed were other charitable events such as Angel Tree, and Migrant Workers.

### ***Some thoughts***

Dorothy Hodges' plan for the Meet and Greet is to encourage the community to join and assist in the HOA events. She wants to provide a warm welcome to current and new homeowners as they arrive at the HOA table. Along with food, beverages, treats and smiles, HOA Board members will provide information on events and encourage people to volunteer.

Consider a special event for Board members or for the entire RPHOA. Consider events to raise money for the purchase of a lot exclusively for HOA and its events. Considering by-laws, covenants, variances, benefits, liabilities etc. is owning property by HOA a feasibility/

The meeting was adjourned at 6:20 pm.

Board Members Present

Karen Hardy-president, at large board member

Dorothy Hodges-treasurer

Anna Duval- substitute secretary, at large member

Bill Farrar-at large board member

Gwen Taylor-at large board member

Others present

Jesse Davidson

Susan Conapinski

Len Conapinski