

Association of Royal Pines Country Club Estates Homeowners, Inc.

P.O. Box 1763

Beaufort, SC 29907

Director's Meeting of September 1, 2016

ATTENDEES:

Board members present: Dorothy Hodges, Melissa Klingenberg, Karen Hardy, "Z" Prather, Al and Trisha Vanderspiegel. Jesse Davidson, Vola Whitcomb, Ray Shankweller also attended.

A quorum being present, Vice-President Melissa Klingenberg, called the meeting to order at 5:30pm.

Minutes from the August 4th meeting were approved as printed.

ARB Report: Vice-President Melissa presented the ARB report in the absence of Bob Kiessling Three fences and one new home build were approved. Two Sanford properties on Wade Hampton have been scheduled for an October 3 tax sale if the taxes are not paid by September 30th.

ONGOING BUSINESS

Entrance Landscaping: Michael and Al Vanderspiegel were able to fix the problems with the sprinkler system. It is scheduled to come on every morning at 5 am for 30 minutes. Mike and Penny Grafton did an excellent job with the plantings. Mike only charged us the cost of the plants. It was suggested that we offer them membership to the association for the rest of the year as well as a \$50 gift card to the Tavern. All agreed. Michael was contacted by new members Jonah and Jessica Thompson who have started a new company about doing the maintenance of the boulevard. Melissa contacted them and they are willing to maintain the front entrance for free plus whatever supplies he may need. He also would like to maintain the boulevard. Melissa asked him to send her a quote for the boulevard maintenance. Karen commented that her and Bill purchased some solar lights to go around the sign but there are concerns that they may be taken.

Newsletter: Articles for the next newsletter need to be in by September 15 and will go to the printer by the 20th. It will be ready for distribution by the end of September.

Armed Forces Recognition Recap:

The meeting was adjourned at 6:30pm. Everything seemed to run smoother this year. The one thing we may consider doing different next year is to check to see if the bounce house company has the insurance needed instead of paying for extra coverage from our insurance coverage. The food service ran smoother but we felt like the club picked up the food earlier than scheduled. There were not as many children as last year. Next year we may need to supplement the cake with some other desserts. Jessie and Melissa will send thank you cards to those who volunteered, the guest speaker, the Tavern staff, Classic Car Club, Kelly the face painter, those who donated items to the 50/50 and the bounce house company. The funds collected from the 50/50 will be donated to the Navy Marine Corp Relief Society. The winner of the 50/50 donated all but \$20 dollars to the relief fund also.

109 Wade Hampton Fence: we are waiting to hear back from their lawyer. The next step is to file court papers.

11 Pickens New Home: the contractor presented the ARB with a set of plans that was approved. Then they started building and what had been approved was not what was being constructed. They had changed the front completely. It had two front doors and looked like a duplex. The ARB contacted the owners. The owners, who had been told by the builders that the new plans had been approved not only by the ARB but also by the county, are concerned because this is not the only thing the builders have changed without their input. The homeowners are trying to work with the association. It was suggested that they go back to the single front door that was approved and put a window in the place of the second door. The homeowners will be notified.

This same contractor is putting up a house on Rivers. The ARB and neighbors will be watching. We may need to require this contractor to have a contractor bond to cover future issues.

UPCOMING EVENTS

Trunk or Treat: The Tavern will only allow four events a year to take place. With this in mind Waters Edge church had invited the HOA to join them in their Trunk or Treat event. It will take place at their site. We will set up a booth and pass out candy. Karen will get the date and time.

Santa: The plans are for this event to take place on Friday December 2nd from 5pm to 7pm. It will take place at the Tavern. The families will be ask to bring a new unwrapped gift to share with a local organization. There will not be a photographer.

Chili Cook-off: Mellissa is talking to the Tavern staff about having a Chili Cook-Off in connection with the Clubs October Fest. Donation will be given to Second Helpings.

Annual Christmas Caroling: The HOA will join with the Royal Pines Garden Club to carol to some of our residence at Christmas time. Trisha commented that we have lost several people since last year and are in need of more people to visit. The Garden Club would like to change it from caroling to the "shut-ins" to caroling to those who need some "cheer." Karen said she would put an article in the newsletter encouraging neighbors to nominate neighbors who just need a visit from some smiling faces. The HOA agreed to split the cost of the gift and help in donating cookies as a gift.

Melissa ask if there was anything any one needed to bring up.

Ray Shankweller, attending for the first time, commented that he had attended because he had heard about the rumors concerning the Marsh course development. He said he realized that reading last month's minutes that we were already working on the issue. Vola presented a copy of the original papers put together by the original owners. They state that the courses are to remain golf courses for 100 years from the date the papers were drawn up. They are to also be maintained or revert back to the original owners. Vola said that the original owner she has been in contact with is willing to come and talk to the board if needed. Karen said she would take the papers home for Bill to read. We will continue to work on the issue and be ready to attend official meeting.

The meeting was adjourned at 6:30pm.