

Royal Pines Country Club Estates  
Homeowners Association Monthly Meeting

June 6, 2019

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

**Board Members Present**

Mike Bars, President  
Nancy Howard, Treasurer  
Gwen Taylor, Director at Large  
John Gallagher, Director at Large  
Bill Farrar, ARB *Pro Tem*

John Brooks, Secretary  
Tim Connelly, Director at Large  
Barbara Jodoin, Director at Large  
Don Lombardi, Director at Large

The President greeted all Board Members present and welcomed all in attendance. He asked if all Board members had received the May minutes and if there were any changes. None were mentioned. A motion to accept the previous minutes was made by John Gallagher and seconded by Gwen Taylor. He proceeded to inform the Board that Mr. Bob Keissling, longtime Chairman of the ARB, and active member of the RPHOA Board, passed away. As of this date, no plans for a funeral were available. He mentioned the possibility of a celebration of life planned at a future date. The President will communicate with all Board members when those arrangements are made. Bob's presence will be missed and the President asked the Board to observe a moment of silence in memory of Mr. Keissling. He introduced Mr. Bill Farrar, former RPHOA Board member and thanked him for his willingness to serve until the next RPHOA annual meeting. The President discussed with the Board Mr. Farrar's service in previous years and appointed him, *pro tem*, Chairman of the ARB Committee. A unanimous ballot was cast and no discussion was had. The President reminded all Board members that the next scheduled monthly meeting will be June 27, 2019 at The Tavern due to the July 4<sup>th</sup> holiday and members that will be on vacation.

**Presidents Report**

The President discussed a planned meeting with our attorney concerning the covenants and questions the Board might have concerning enforcement and future changes. That meeting is scheduled for June 12, 2019 at 6:00pm at The Tavern. The presence of all Board members was requested. The President discussed the irrigation/back flow valve issue concerning the entrance to the "Blvd". A quote was received and approved by the Board but the selected contractor is not returning calls. A discussion was held concerning the attempts made at contacting that contractor and a decision was made to move forward by trying to find someone else to do the work. The President gave approval for the Maintenance Committee to re-bid the job in an effort to get the repairs made quickly. A discussion was had about the grass cutting of the "Blvd" and the need to secure a contractor to get it done. 3 bids were proposed to the Board. A brief discussion was held and decision made that each Board member will review the bids and inform Tim Connelly of our selection. Mr. Connelly will make the selection based on the majority of the votes cast by the Board members. 103 Wade Hampton and the placement of an oversized shed was discussed. This topic is discussed further under Committee Reports. The

Board consensus is that the homeowner needs to be in compliance with Beaufort County Shed permitting requirements and the RPHOA covenants.

### **Treasurer's Report**

The Treasurer presented the Board with up to date financial statements and discussed the corrective measures taken to balance the books during the first part of 2019. The Treasurer discussed the payment of insurance premiums as well as the current Certificate of Deposit and its rollover ability. The Board agreed to keep the current 18 month term vice a 24 month term. A discussion was held concerning who receives and answers emails from the yahoo account. It was agreed that John Gallagher will field incoming emails and redirect them to the appropriate committee in an effort to expedite answers to questions posed to the Board. The President agreed to pick up the mail addressed to the RPHOA on his visits to the Post Office. A motion was made to accept the Treasurers report by Gwen Taylor and seconded by Don Lombardi.

### **Committee Reports**

#### **ARB**

During the month of April, 3 fences, 3 sheds, and 3 tree removals were approved. During the month of May 1 fence, 2 sheds, and 2 tree removals were approved. 30 Wade Hampton is making progress toward completion. The property required multiple inspections prior to the contractor being allowed to resume work due to the long period of time the structure was vacant. The contractor's finances appear to be in order and he has agreed to pay any previous fines. 103 Wade Hampton was issued a violation by Beaufort County due to not obtaining a permit for their shed. RPHOA to monitor this situation as neither Beaufort County nor RPHOA issued permits. Plans were presented to the Board for approval of an addition at 14 Woods Lane for handicapped accessibility. A motion to accept the plans based on homeowner explanation of handicap and EMS accessibility was made by Nancy Howard and seconded by Don Lombardi.

#### **Marketing**

John Gallagher reports that success has been made in modifications to the RPHOA website. Some changes have been made with future changes planned. He was successful in getting May River Disposal to provide members of RPHOA with a 15% discount on trash pick-up services as well as an agreement with Celadon for RPHOA members to join their community for use of amenities. A discussion was held concerning membership cards for RPHOA members to prove membership as additional vendors are planned to be added to the website as benefits to membership. Membership cards will be produced and distributed to dues paying members. John Brooks discussed the Royal Pines Newsletter, advertising, and distribution with an effort to distribute by the end of June. The President suggested that each Committee submit a short synopsis to John Brooks for inclusion in the Newsletter.

#### **Government Liaison**

Barbara Jodoin gave a very informative presentation to all Board members on the Beaufort County Connect Application. She gave a personal example of how she reported a clogged drainage culvert, received a call from Public Works the following day and how expeditiously a crew arrived to clear the problem. She provided examples of how residents can report issues, see what their neighbors have reported, and the apps ability for a user to track the progress of a

complaint. A decision was made to include the website on the RPHOA web page and to include the link in the newsletter. The address is: BeaufortCountyConnect.com and it will be advertised for residents of RPHOA.

### **Events**

Gwen Taylor discussed the preliminary plans for a potential neighborhood "meet and greet" sometime in September or the fall. All Board members participated in the discussion with multiple suggestions on how and where this could occur. This idea was enthusiastically recommended by the entire Board.

### **New Business**

A discussion was held concerning residents that require the use of their mailing address for business purposes. Many residents work from home, do not contribute to an increase in vehicular traffic within the neighborhood, and are not advertising. The use of their address is needed in order to receive mailings and for registration/licensing purposes. The Board discussed this issue at length and determined that using a residential address for "business" purposes would be on a case by case basis after the nature of the business was addressed to the Board. Nancy Howard requested the use of her address for business purposes and explained the nature of her business. A motion was made by Tim Connelly to allow her to use her address and was seconded by John Brooks.

The President opened the floor for questions, there being none, he moved to close the meeting. A motion was made by John Gallagher and seconded by Gwen Taylor and the meeting was adjourned at 7:25PM.

Respectfully Submitted

  
John A. Brooks