

Royal Pines Country Club Estates  
Homeowners Association Monthly Meeting  
June 27, 2019 (In Lieu of July 4, 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	John Brooks, Secretary
Nancy Howard, Treasurer	Gwen Taylor, Director at Large
Barbara Jodoin, Director at Large	
John Gallagher, Director at Large	
Bill Farrar, ARB <i>Pro Tem</i>	

The President greeted all Board Members present and welcomed all in attendance. He asked if all Board members had received the June minutes and if there were any changes. None were mentioned. A motion to accept the previous minutes was made by Barbara Jodoin and seconded by Bill Farrar. The President reminded all Board members that the next scheduled monthly meeting will be August 1, 2019 at 5:30pm.

**Presidents Report**

The President informed the Board of possible proceedings associated with the golf course management. He stated those proceedings would have no impact on the HOA and discussed his plan to attend any meetings. He briefly gave an update on the pending title search being conducted by Wiedner, Wegmann, and & Harper LLC and that no progress had been made. The President discussed payment to Wiedner, Wegmann & Harper law firm for the previous meeting with the Board held on June 12th. He moved that payment be authorized and all in attendance voted in favor.

**Treasurer's Report**

The Treasurer presented the Board with up to date financial statements. She reported no new members thus far in the month of June. She discussed checks for deposit and insufficient funds checks that are outstanding. A discussion was held concerning the Certificate of Deposit account as well as cash management and the checking account. Pending payments include the irrigation work performed at the entrance to the neighborhood and the June mowing of the median. A motion was made to accept the Treasurers report by Gwen Taylor and seconded by John Brooks.

**Committee Reports**

**ARB**

Checks were provided to the Treasurer for 2 shed approvals and 1 fence. Addresses were discussed that have violations concerning oversized sheds and Beaufort County code enforcement. Construction at 30 Wade Hampton is progressing. Windows should be installed on June 28, 2019. Discussion held concerning fences that exceed the RPHOA fence height guidelines. Certified letters have been sent to those in violation. A lengthy discussion was held

concerning enforcement of RPHOA Covenants and ARB Guidelines. Many residents are complaining about code enforcement and failing to read and adhere to Covenants and existing guidelines. The Board agrees that the Covenants and Guidelines are being enforced for the betterment of the community. Many ongoing construction projects have been delayed due to the amount of rain. Those residents have assured the ARB that construction will wrap up as soon as weather permits.

### **Marketing**

John Brooks discussed the Royal Pines Newsletter, advertising, and distribution with an effort to distribute as soon as possible. He being on vacation from 3 July to 16 July would impact that timeline. Many technical issues have kept the newsletter from being published thus far. Mainly, software differences from the previous board, learning new software and editing. The newsletter will be published as soon as everything is compiled, formatted and approved.

### **Government Liaison**

Barbara Jodoin gave a synopsis of her meeting with Ms. Elizabeth Sanders from SC Department of Transportation. They toured all state owned roads within the community and observed poor drainage and maintenance issues. Ms. Sanders will provide a comprehensive report on how and when repairs can be made. Speeding was discussed with particular attention given to many of the side streets in Royal Pines and on Middle Road. Speed reduction efforts were discussed. The Committee discussed the Beaufort County Comprehensive Plan and are trying to pull out what impacts RPHOA and future developments. The Committee will solicit help from the state for maintenance and drainage issues.

### **Events**

The Committee discussed a possible "meet and greet" event sometime in the month of September. With options being at The Tavern or on the median. Food and topics of the meeting were discussed. A survey was created by the Events Committee and can be found on the website. The survey was designed to seek community feedback on what they would like to see in our community. An event for Halloween and Christmas was discussed with plans to be formalized at a later date. These ideas were enthusiastically recommended by the entire Board.

### **New Business**

A discussion was held concerning a bench to be placed in memory of the late Bob Keissling. Where the bench could be placed and cost the Board was willing to approve was discussed.

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 Bill Farrar and the meeting was adjourned at 6:55PM.

Respectfully Submitted

  
John A. Brooks