

Royal Pines Country Club Estates
Homeowners Association Monthly Meeting

August 1, 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	Don Lombardi, Director at Large
John Gallagher, Director at Large	Tim Connelly, Director at Large
Bill Farrar, ARB <i>Pro Tem</i>	

The President greeted all Board Members present and welcomed all in attendance. Due to larger than normal attendance the President suggested that those residents of Royal Pines that wanted to address the Board be allowed to do so prior to the normal business of the Board. The Board unanimously agreed so as not to keep residents waiting until after the meeting. Four residents addressed the Board with the below concerns:

- A resident of 2 Royal Pines Blvd, and previous RPHOA member addressed concerns about the recent Facebook thread where a resident used social media to attack the Board. Resident stated she left the RPHOA due to continually receiving violation notices in their mailbox and that she just wanted to address the Board with her concerns. The President addressed the Facebook thread and the responsibilities he and the Board have in enforcing the covenants and ARB guidelines as well as his and the Board's efforts to change perceptions about RPHOA governance.
- A resident of 104 Thomas Sumter Dr., and previous RPHOA member addressed concerns about transparency and how funds are distributed by the Board. She suggested better communication between the Board, its members, and the golf course. The President suggested a condensed treasurer report be made available on the website. He also mentioned the soon to be published newsletter and explained that there is no connection between RPHOA and Royal Pines Golf Course.
- A resident of 22 Royal Pines Blvd, and previous RPHOA member addressed her reasons for withdrawing membership in the HOA. She and her spouse left due to a feeling of intimidation by previous Board's and explained that her husband has spent countless hours cleaning the Blvd. She would like to see better communication and transparency as well. The President spoke about toleration and requested he be contacted personally if the resident felt bullied or intimidated by anyone in the future.
- A resident of 136 Wade Hampton Dr., and current member of the RPHOA request a status on his request to install a library box for free book exchanges between residents. The President stated he would discuss with the Board during our regular business and call the resident back immediately after the meeting. The resident also asked about any rules concerning vehicles being

parked on lawns. The President addressed this concern and stated a letter would be sent to violators in an effort to curb the activity.

- Mr. Jonah Thompson was asked if he could delay his remarks to the Board until the President had time to discuss with Board Members. Mr. Thompson agreed. The President explained Mr. Thompson's concerns about being notified concerning who was given the grass cutting contract for the Blvd. A mistake was made in the notification process and the Board agreed to pay Mr. Thompson for his services and explained that another vendor had been awarded the maintenance contract.

Presidents Report

The President reiterated his desire to make the community a better place. He agreed that transparency was important and that some of the feelings addressed by the homeowners who addressed the Board were concerning. He restated every effort would be made by all Board members to respect both HOA members as well as non HOA members in our efforts to build a better community. The President informed the Board of the numerous complaints on Facebook directed at the RPHOA Board concerning shed sizes and one particular homeowner's threats to sue the Board. The President asked that no Board members engage in the conversation. The situation is out of the Board's hands and will be dealt with by the County. Bill Farrar produced the uncashed check for the garage application at 103 Wade Hampton and read the denial letter provided to the homeowner concerning their request for a garage. It is the consensus of the Board that the homeowners are in violation of RPHOA restrictive covenants pertaining to shed sizes. The President discussed the ongoing efforts with the chain of title search being conducted by our attorney. No progress to report and the search is ongoing. The President asked if all Board members had seen the June 27, 2019 minutes and if anyone had any suggestions for changes. None were addressed. Bill Farrar motioned to accept the minutes and John Gallagher seconded. A discussion was had about shed sizes and the difficulty homeowners have when trying to remain within the restrictions of the covenants. A meeting is planned for Aug 14, 2019 for the Board to address and decide future shed size limitations.

Treasurer's Report

The Treasurer presented the Board with up to date financial statements. She discussed the mowing/landscaping bill and the bill for the memory bench. 3 invoices were discussed from the Board's attorney and the ongoing efforts to recoup the money order that was returned due to insufficient funds. Mr. Farrar agreed to readdress with the homeowner concerning that money order. A discussion was held about a quarterly Treasurer's Report that could be loaded to the website. The Board agreed that a quarterly summary review should be made public in an effort to demonstrate transparency. A motion was made by John Brooks to accept the Treasurer's Report and to publish a quarterly review and seconded by Bill Farrar.

Committee Reports

ARB

In July, 2 fences, 1 pool, and 1 tree removal request was approved. With regard to pending legal actions a certified letter was sent to 33 Seagull concerning fence height. The certified letter was returned. A letter sent 1st Class mail concerning the same issue was not returned.

Another fence height issue was addressed in a letter provided by the Board's attorney concerning 14 Meadowlark. A discussion was had about the Board's attempt to enforce the existing fence heights currently permitted in the ARB Guidelines. It was agreed to table the action concerning 14 Meadowlark until the next business meeting. The Board will discuss possible changes to the fence height guidelines at the Aug 14, 2019 meeting. Mr. Farrar addressed several complaints addressed to the Board concerning a POD moving box that has been sitting on the property located at 33 James F Byrnes. Mr. Farrar was asked by the President to send a letter requesting compliance and removal of the POD which appears to be being used as storage.

Marketing

John Brooks discussed the Royal Pines Newsletter and presented the President and the Board a rough draft. The Board approved the Newsletter and John Brooks will get it to the printing company soon. A discussion concerning a Town Hall meeting ensued and a decision to have such a meeting was decided. John Gallagher will provide a link for comments on Facebook and the RPHOA website.

Government Liaison

Barbara Jodoin met with Mr. Spicer about a septic issue of water rising from the drain field at 138 Wade Hampton. DHEC has filed a complaint and is working with the homeowner. 33 Thomas Sumter's drainage ditch is not draining. Information was passed to the homeowner on how to correct with point of contact information. Maintenance is going well in the community as evidenced by the white numbers and letters painted on many of the streets. These are markings done by Beaufort County during surveying work for drainage maintenance. Beaufort County connect was discussed as well as the DHEC website which addressed Emergency Preparedness, free health screenings, and immunizations.

Maintenance

Tim Connelly discussed the backflow preventer value its installation and inspection process with the County. BJWSA was contacted with a list of certified installers. It was recommended that a BJWSA preferred installer be contracted so that the inspection conforms to existing regulations. Gwen Taylor made a motion that Tim Connelly be allowed to decide the best course of action concerning the installation and billing. Bill Farrar seconded the motion.

Events

The Committee discussed the annual Arts and Crafts Show that will be held at The Tavern from 9am until noon on Oct 12th, 2019. A Town Hall meeting will be held at The Tavern at 3pm on Saturday September 14, 2019. 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.

Old Business

The Board approves the installation of a donated library box with no objections. A discussion was held concerning the placement of the memory bench for our late Vice President and ARB Chairman, Bob Kiessling. The bench will be placed near the entrance of Royal Pines on the

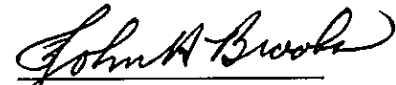
Blvd. The sign stating Royal Pines has covenants to be placed near the entrance of Royal Pines will be made free of charge. However, we must wait until the carpenter gets to it.

New Business

Nancy Howard suggested that the Board authorize funds to provide a gift to Dorothy Hodges a former Board member who recently lost a son. A discussion was held and \$75 was authorized. Nancy Howard will handle the arrangements.

The President opened the floor for questions, there being none, he moved to close the meeting. A motion was made by Mike Bars and seconded by Nancy Howard and the meeting was adjourned at 7:27PM.

Respectfully Submitted



John A. Brooks