

Royal Pines Country Club Estates
Homeowners Association Monthly Meeting

September 5, 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
Don Lombardi, Director at Large
John Gallagher, Director at Large

John Brooks, Secretary
Barbara Jodoin, Director at Large
Tim Connelly, Director at Large
Bill Farrar, ARB *Pro Tem*

Presidents Report

The President greeted all Board members present and welcomed all in attendance. He asked if all Board members had received the August minutes and if there were any changes. None were mentioned. The President made a motion that the minutes be accepted and Bill Farrar seconded. The President discussed the pending legal issues of 103 Wade Hampton and the scheduled hearing on August 18, 2019. The President plans to attend the hearing. He discussed the findings of the title search being conducted by the HOA attorney. It is the opinion of the attorney that proper conveyance of property exists in order to possibly initiate existing covenant changes should the Board desire to do that in the future. The President discussed a formalized process for speaking and signing in of HOA members and guests at the upcoming Town Hall meeting scheduled for September 14th. All Board members contributed to this conversation and a formalized agenda was created. The President address the next meeting to discuss possible ARB guideline changes. That meeting was set for 6pm on Thursday the 19th of September. Purpose of this meeting is to discuss fence height restrictions and to finalize maximum shed square footage allowances. The next monthly meeting of the RPHOA will be set for October 10, 2019 due to the President being on vacation.

Treasurer's Report

The Treasurer presented the Board with up to date financial statements. She discussed the mowing/landscaping bill. Bill Farrar will contact property owner again in attempt to collect on the insufficient money order. The Treasurer stated that two new members joined RPHOA in August and that with current landscaping, legal bills and repairs, the Board is in the green "barely". A motion was made by Bill Farrar to accept the Treasurer's report and seconded by John Gallagher.

Committee Reports

ARB

In August, 1 front porch renovation request, 1 shed request, and 1 tree removal request were approved. 33 James F Byrnes and the issue with the moving POD was discussed. The Board unanimously agreed to send a final letter giving the resident 30 days to remove the POD or face "immediate commencement of legal action". The President

directed the ARB Chair to take action.

Marketing

John Brooks discussed May River Disposal's implementation of their 15% discount on trash services. It was reflected on the most recent billing cycle. A discussion was held concerning Mr. Jeff Fisher's proposal to pay the RPHOA dues of any potential member who purchased a social membership to Royal Pines Golf Club. Anyone interested in the Social Membership should contact the Pro Shop. Next planned publication of the newsletter is 1 November 2019. Prices were discussed concerning ads in the newsletter. Beginning 1 Jan 2020, vendors will pay to have their ads published.

Government Liaison

Barbara Jodoin discussed the Beaufort County Connect app and the multiple reports from neighborhood residents during Hurricane Dorian. Almost all actions have been addressed and corrected by the County. The app is a valuable tool to report issues and see what your neighbors are reporting. She also addressed the State's involvement in inspection and possible repairs to several drainage issues throughout Royal Pines.

Maintenance

Tim Connelly discussed the completion of the backflow preventer valve by a certified installer and the successful passed inspection by Beaufort County. He complimented Don Lombardi on his assistance in getting it successfully installed and inspected. There is an existing leak near the control box just as you enter Royal Pines Blvd that needs repair prior to spring. The Golf Course will be contacted for assistance or an irrigation specialist if the Golf Course cannot assist in the repair.

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 Trunk or Treat event was discussed and will be finalized at the October business meeting on October 10, 2019.

Old Business

None discussed.

New Business

Bill Farrar discussed Hurricane Dorian relief efforts being conducted by Waters Edge United Methodist Church. Specifically for Bahama relief. Many supplies are needed. Information can be found at the churches website: weumc.net.

The President opened the floor for questions, there being none he moved to close the meeting. A motion was made by Bill Farrar and by Tim Connelly and the meeting was adjourned at 7:27PM. Next business meeting will be October 10th 2019 vice the first Thursday of the month due to the President's vacation.

Respectfully Submitted

John A. Brooks