

Royal Pines Country Club Estates
Homeowners Association Monthly Meeting

November 7, 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
John Gallagher, Director at Large
Bill Farrar, ARB *Pro Tem*

Nancy Howard, Treasurer
Don Lombardi, Director at Large
Gwen Taylor, Director at Large

Presidents Report

The President greeted all Board members present and welcomed all in attendance. He asked if all Board members had received the October minutes and if there were any changes. None were mentioned. A motion was made by Don Lombard that the minutes be accepted and John Gallagher seconded. The President allowed visitors to speak before the formal Board meeting began. Visitors in attendance were Allie Eendenfield and Katie Gilroy from the St. James Place neighborhood. Both ladies represented St. James HOA and were interested in RPHOA joining with St. James HOA for the betterment of both communities. The President discussed the property rights and that their community was not part of the RPHOA. Therefore, they could not join the RPHOA nor a merger be considered. Both ladies discussed the dumping of yard debris by RP residents on the property belonging to St. James Place. A discussion was had about possible signs being placed on Thomas Sumter so that residents know not to dump debris on St. James property as well as a website notice to inform RPHOA members of the property boundaries. President stated he would address the issue and send a letter to Thomas Sumter residents. The President began the meeting of the Board by thanking Barbara Jodoin and Karen Hardy for their courteous remarks addressing Facebook complaints about ARB fees. He also thanked Paul Duval for his recent efforts cleaning up debris around the neighborhood. He discussed the moving POD at 33 James F Byrnes and how the tenants will not comply with removal. The President requested a letter be sent to the owner and Property Management Company explaining the Board is prepared to take legal action to address noncompliance.

Treasurer's Report

The Treasurer presented the Board with up to date financial statements. She discussed the October assets and explained that she had received funds from Bruster's Ice Cream from the RPHOA Craft show. She discussed receipt of fees for sheds and additions. She discussed the Checking, CD, and cash management strategies for emergency situations. A motion was made to approve the report by John Brooks and seconded by Bill Farrar.

Committee Reports

ARB

In October, 2 sheds and 1 tree removal requests were approved. A discussion was had about the lawsuit positive outcome concerning 33 Seagull for fence removal. The homeowner has 30

days to rectify the fence height or seek RPHOA input on a resolution. Favorable outcome of the legal action sets a precedent for future fence height issues. 30 Wade Hampton was discussed concerning builder progress and that the contractor often states a plan when prompted but does not follow through.

Marketing

Next Newsletter will be published near the end of November. No further report.

Government Liaison

A discussion was held concerning 103 Wade Hampton being in litigation and no trial date set. President plans to attend.

Maintenance

A discussion was held about additional street lighting in the neighborhood. Don Lombardi will investigate.

Events

A discussion was held about a Santa event and a need for a Santa donation box for CAPA in the neighborhood as well as the Home for Holidays tour downtown. A message will be put on the website and Facebook concerning both.

Old Business

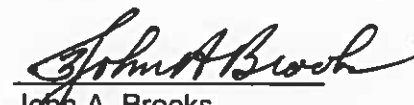
None discussed.

New Business

None discussed.

The President opened the floor for questions, there being none he moved to close the meeting. A motion was made by Bill Farrar and seconded by John Brooks and the meeting was adjourned at 6:34PM. Next business meeting will be December 5, 2019 at 5:30pm.

Respectfully Submitted



John A. Brooks
Secretary