

# **ASSOCIATION OF ROYAL PINES COUNTRY CLUB ESTATES HOME OWNERS, INC**

## **Board of Directors Monthly Meeting**

**MINUTES FOR JANUARY 12, 2022, 6:00 P.M.**

### **BOARD MEMBERS PRESENT:**

Michael Johns, President

Gwen Taylor, Secretary

### **DIRECTORS AT LARGE PRESENT:**

Diana DeWitt

Brian Winslow

Mike Bars

### **BOARD MEMBERS ABSENT:**

Stan Hurt, Tim Connelly, Nancy Howard

### **RESIDENTS PRESENT:**

Don Lombardi

The meeting was called to order at 6:00 PM by Michael Johns. A quorum was present.

### **MINUTES:**

A motion was made by Michael Johns and seconded by Diana DeWitt to accept the December 2021 minutes. Unanimously approved.

### **PRESIDENT'S REMARKS:**

Residents on Royal Pines Blvd reported that teens were throwing sticks against the house during the night. It was suggested that they contact the police. Residents should continue to look out for one another. Young people driving golf carts is an ongoing concern.

### **TREASURER'S REPORT:**

Sent by email to board members by Nancy Howard. Read by Diana DeWitt. A motion was made by Diana DeWitt to accept the report, seconded by Mike Bars. Unanimously Approved.

### **COMMITTEE REPORTS:**

**ARB:** Fence issue on Francis Marion Blvd is ongoing. It is in the hands of the HOA attorney who is filing the lawsuit with the courts.

There were 4 applications, all approved.

1. An extension of an existing fence
2. A tree removal
3. An extension of a roof to cover a patio
4. New shed

A resident posted online that her husband wants to run an auto repair business out of their home. The board referred to the wording of Covenant #5: All lots in said Residential areas shall be used for residential purposes exclusively. Mike Bars will send the resident a letter stating that the covenants prohibit this activity.

The attached new language concerning trailers kept at residences was unanimously approved.

It was suggested that copies of the ARB Guidelines be sent to attorneys in the Beaufort area so they can give them to buyers in the Royal Pines Community at closing.

### **WELCOME WAGON:**

8 welcome wagon bags were delivered to new residents by Gwen Taylor and Diana DeWitt.

### **EVENTS COMMITTEE:**

January and February events have been cancelled due to lack of a venue. The Easter Bunny is on the agenda for April 9, 2022.

### **MAINTENANCE:**

The fence repair issue on Royal Pines Blvd was tabled as the committee chairman was not in attendance.

### **ANNUAL MEETING:**

In preparation for the annual meeting on March 15, 2022, the following was discussed:

1. Michael Johns will write a letter to be sent out with the information about the meeting
2. Board members should try to recruit residents to run for board positions
3. The letter needs to be mailed by February 15, 2022
4. Mike Bars will get the latest list of property owners and addresses from the court

The next board meeting will be Wednesday, February 9, 2022, at 6:00 PM at the Olde Beaufort Bar and Eatery.

At 7:15 a motion was made by Michael Johns and seconded by Mike Bars to adjourn the meeting.

Gwen Taylor

Secretary

**Language to be added to Architectural Code:**

**“Vehicle Parking/Storage** – Towed trailers, motor homes, campers, boats and recreational items.”

1. Non-resident owned commercial trucks and trailers are prohibited on any lot unless for a temporary period during home repair/construction.
2. Resident owned enclosed-trailers or flat-bed utility trailers may be permitted.
3. Motor Homes and towed campers may be permitted.

**To the extent possible, trailers, campers, motor homes, boats and the open trailers with them shall be parked on the side of the house, facing forward, not in profile.** “Size, purpose, frequency of movement and parking location must maintain the look and feel of an uncluttered, residential, family - oriented community.”