

LEGEND OAKS PLANTATION COMMUNITY ASSOCIATION

HOA-1 Annual Meeting Minutes

Date: January 20, 2016

Time: 6:15 PM

Location: 1001 Beech Hill Road, Summerville, SC 29485

Present: Board Members: Jay Simpson, George Lockwood, Jimmy Householder,
Bob Richards,

Marshland Communities: Evelyn Cook, Karen Colie

Guests: HOA Members

Call To Order: Jay Simpson, President called the 2016 Annual Homeowners Meeting to order. Karen Colie, Marshland Communities, indicated that a quorum was present either by Proxy or in person.

Acknowledgements: Jay Simpson acknowledged the service of Jimmy Householder, Board Vice President for his hard work as a Board Member. Jimmy previously decided not to run for the Board in 2016. Jay also acknowledged during the meeting all the hard work put forth by Committee Chairs and volunteers in 2015. Their service helped continued to make Legend Oaks HOA-1 an excellent community to reside in.

Approval 2015 Meeting Minutes: The minutes from the previous meeting were brought up for formal approval. There were no further input or objections to the 2015 meeting minutes. Janette Chipas submitted the motion to approve the minutes. It was seconded by Butch Fuller. The motion passed without further discussion.

Guest Speakers: There were no guest speakers for the 2016 meeting. Jay Byars, County Council representative, Sean Bennett, State Senator, and Lt. Barnhill were all unable to attend. Later in the meeting Jay Simpson indicated Jay Byars submitted a Legend Oaks Update covering 6 key topics:

- Rezoning of Property Adjacent to Victory Pointe
- Status of Hwy 165 to Ashley Ridge High School
- Bacons Bridge Road Progress
- Road and Stormwater Success in Legend Oaks
- Traffic Circle Questions at Summers Corner
- SRO (School Resource Officers) Debate in Schools Update

A summary of some key issues was presented. Jay indicated that the material will be sent by e-mail or mail to homeowners in Legend Oaks HOA-1. No further discussion was noted. (Note: Material was distributed by Marshland Communities shortly after the meeting.)

Financial Review: Karen Colie, Marshland Communities reviewed the 2015 year end balance sheet and income statement and reserve accounts. Key issues brought out by Karen included accounts receivable from homeowners was \$13,648.83 at year end. Of that amount approximately \$4,782 was most likely not going to be collected due to foreclosures or other financial issues.

Karen noted restricted and unrestricted reserves increased in 2015 compared to 2014. The unrestricted reserve is now \$70,606.45 and the restricted reserve is \$24,850. Karen indicated the reserve build up is to protect the HOA against projected long term expense such as pond dredging or other expensive maintenance issues not foreseen under the yearly budget. Jeff Smith asked if the Reserve is insured. Karen indicated that it is invested in an insured investment account.

Karen then presented the 2016 budget. HOA dues remain at \$300 per household and \$160 for the Highlands. The 2016 budget is \$200,075.00. Highest expense items projected for 2016 include electricity, landscaping and Management Fees. There were no questions regarding the 2016 budget at that time. Later in the night a question / comment was made regarding street lights and replacing current bulbs to reduce electricity cost. The Board will review the potential for cost savings and discuss at an up-coming Board meeting in 2016.

Unfinished Business:

Lamie Tract Development: The development project behind Asher Loop and Chancellor Drive has gone dormant since the last HOA meeting. The original plan was for 168 houses. Jay indicated the project is still in the early approval stages with the County. There are no current dates associated with a County review of the project proposal.

Quit Claim Deeds: Most properties are now transferred to HOA ownership. The few remaining parcels should be finalized in 2016.

Valley Crest Landscaping: Valley Crest Landscaping pulled out of the Charleston market in the 3rd Quarter of 2015. The move by Valley Crest voided the existing contract that was in effect. It was noted the Board was not happy with Valley Crest's performance in 2015 and several meetings had taken place. The Board reviewed several other candidates and quotes to replace Valley Crest. REA Landscape was selected to replace Valley Crest and their contract went into effect in the 4th quarter 2015.

New Business:

Entrances: Jay Simpson noted that the entrances to Legend Oaks Plantation will remain a focus for the Board and Landscape Committee in 2016. It was noted we want and need to keep these areas looking good for people coming into the area. An attractive entrance creates a positive first impression for potential home buyers and visitors. Jay then outlined some of the enhancements undertaken in 2015. These included:

- Painting / repair of fences and monuments
- Lighting changes and move to LED bulbs.
- Landscape enhancements to improve appeal, increase perennials to reduce annuals expense, changes to entrance monument landscape design, and addition of more grass.

The landscape budget has been increased for 2016 to address entrance at Old Course, and other locations around HOA-1. There was also a cost increase going to REA from Valley Crest.

Ponds: DHEC has now tasked Dorchester County to inspect all flood control ponds in the County. DHEC is now worried about cattail build-up in detention ponds (wet and dry). It is expected that our ponds will be inspected at some point in 2016. At a 4th Quarter 2015 meeting with the County it was noted

they will most likely inspect Legend Oaks ponds in 2016. The HOA has a quarterly maintenance and inspection contract with Lake Doctors. If any actions are required to do additional work in the ponds (especially relating to cattails) the Board will address. Reserves will be used to address any “out of the ordinary” expense associated with pond maintenance in 2016.

HOA Guidelines: Major additions and changes to the Community Guidelines were completed in 2015. The biggest addition had to do with use of solar panels in the neighborhood. The Guidelines were thoroughly researched by the Board before being implemented in the 4th quarter 2015. One resident has already had a net metering solar panel array installed in late 2015. A 2nd ARB request is still in process.

Legend Oaks Way: Legend Oaks Way will be turned over to the County for Maintenance and ownership. After many years of discussion and a final review by the County in January 2016 the outstanding issues were settled. There were no formal details at the time of the meeting as to when the County will repave portions of Legend Oaks Way. It is now classified as a “blue” road on the County records indicating their ownership and maintenance obligations.

Safe Routes to Schools: Safe Routes to Schools has been a topic of discussion with the County for several years and through several HOA Boards. Jay Simpson and Janette Chipas reviewed some of the history. Approximately \$180,000 in federal money is still available to build a sidewalk or sidewalks on select streets in Legend Oaks leading up to Beech Hill Elementary School. The County estimates overall cost at about \$50,000 for planning / design work and \$40.00 - \$50.00 per linear foot for construction (approximately 3000 feet of sidewalk). The question that will be proposed to the HOA members by the Board is do we want them installed. The first priority segment would be down one side of Old Course Road to the Point of Oaks intersection. If money is still remaining and work can be completed the full length of Clubview up to Out of Bounds it would be the secondary priority. The Board will submit a survey to homeowners in the 1st quarter of 2016 with necessary details.

Committee Reports:

Landscape: No report was presented as most discussion occurred earlier in the meeting.

Social Committee: Kathy Pitts discussed the upcoming February 22, 2016 “Party at the Pavilion”. The Social Committee has been working hard on making this year’s event more fun for everyone. She encouraged homeowners to save the date and attend. More information to follow in early February.

Crime Watch: Tony Fowler discussed some of the recent crime issues in Legend Oaks. Most issues related to car break-ins during the night. People need to become more careful as to leaving things like computers, guns, etc. in cars at night and also consider keeping their cars in the garage at night. Dorchester County Sheriff’s office only has 4 shifts of 13 officers patrolling almost 600 square miles of space. Homeowners need to become careful and diligent in their actions.

Yard Waste: Jay requested people not put their yard waste at the street until the night before the scheduled pick-up. This was also addressed in the 4th quarter 2015 newsletter. Yard waste should not be put on the storm water drain covers waiting for pick-up. There is too much risk

the bags will dump unwanted yard waste into storm drains which could lead to unnecessary flooding.

Volunteer Appreciation: Volunteers of the community were recognized and thanked for their community service. Gift certificates to Legend Oaks Golf Course were provided for all volunteers after the meeting.

Architectural Review Board- 2015 (ARB): The year 2015 continued to be a very busy year for the ARB. A special thanks goes to your ARB members – Margie Fendley, John McNaughton and Bob Wamboldt – who were very thorough and very timely in their reviews of all the Requests received. There were 140 ARB Requests submitted in 2015 as compared to 149 in 2014 and 156 in 2013. Tree Removal was the highest request category at 34 followed by Roof Replacements at 33, Deck/Porch/Patio/Additions at 25, Fences at 10, Exterior Paint at 8, Landscaping at 7, Siding /Window Replacement at 5 and Doors at 5.

The Guidelines were revised in August of 2015 to incorporate guidelines for Solar Energy Systems that included photovoltaic (PV) solar panels. Two (2) Requests for Solar Energy Systems were received, reviewed, revised as necessary and approved in 2015.

If you are planning an exterior project to your house or property, please submit your ARB Request early allowing sufficient time for the ARB review and approval process. If your property is adjacent to golf course property, there is an additional step in the review process. The ARB will obtain Golf Course Management's review and approval so that the Request response will incorporate both approvals needed to initiate your project. The Board and the ARB appreciate all those that have participated in the ARB approval process in 2015.

Election of Officers: Two Board positions were available for election for a two-year term. Tony Fowler and John McNaughton has submitted their names for consideration by HOA members. There were no right-in candidates during the voting process. Both candidates were elected. The 2016 Board Members include:

Jay Simpson – President
Tony Fowler – Vice President
George Lockwook – Treasure
Bob Richards – Secretary
John McNaughton – Member at Large.

Adjournment: Jay Simpson motioned to adjourn the meeting around 8:00 PM. There being a second and no objections the meeting was adjourned.

Respectively submitted,

Bob Richards
Secretary, HOA-1