

Summerton Village Community Association

Annual Meeting
Minutes of Meeting
October 28, 2020

1. Introductions – Joe Gulino introduced himself, and Carly Kalkoffen
(There were 24 people in attendance in person (16 families/couples))
2. General
 - a. JG provided an overview on purpose of meeting and presented the agenda, and changes to the agenda, moving new business to the front, and budget after request for advisory board members.
3. New Business
 - a. Discussed work being done on site
 - i. Building in Section 2
 - ii. Working on plans for Section 3 which is a continuation of Section 1
 - iii. Working on design for the pool site, hopefully will start construction next summer 2021
4. Open Request for Advisory Board Members & Committee Volunteers
 - a. JG requested volunteers for the Advisory Board and various committees, they are going to be needed first of the year, and told them to email us if they are interested.
 - i. Advisory Board will have 5-7 people, and this board is training to be the board of directors once the HOA takes over.
 - ii. Grounds Committee – explained that we need a committee to report to us if there is an issue or needs repairs.
 - iii. Pool Committee
 - iv. Social/Welcoming Committee
5. Questions so far
 - a. Someone asked for clarification on the grounds committee, and if they would be mainly looking at common areas, not individual homes.
 - b. JG explained yes, and that if individual homes were problems, they could be under a different committee, like a Violations Committee, and/or Architectural Approval Committee.
 - c. JG explained about the third party person who does violations now, and letters go out that give 10 days, or 30 days to make corrections, then to the attorney, and fines.
6. Budget
 - a. JG explained that the budget is just a budget, we don't know exactly how much we will end up spending, and that we use estimations from previous years.
 - b. JG explained that the expected income is based on the number of homes we have at this time, plus what we know is under contract to close by the end of the year, and that is 53. We don't know how many will be sold in 2021.
 - c. JG explained the deficit made up by the development company, until we can get it evened out
 - d. JG explained the dues went up this year because
 - i. New common space added in Section 2
 - j. New mailbox kiosks added in Section 2
 - k. New street lights. Streetlights cost \$20/per light/per month to Aiken Electric.

- e. JG explained that it will take \$2000 to run the pool, and explained the DHEC rules about having the certified pool company, and that Elite Pools charges \$1300/month for the visits throughout the year.
- f. It costs to have the pool house with pump rooms, storage, restrooms, and pavilion.
- g. It costs to have the bathrooms cleaned, phone/internet for the gate with Atlantic Broadband.
- h. Someone asked if the pool was going to be similar to Gregg's Mill. JG explained it hasn't been designed yet, but it won't be square, and will have a beach entry. It will probably be most similar to The Retreat's pool design. We will have a design plan available for homeowners to look at when it is finished.
- i. Joe explained needing to have an emergency fund/reserve especially when the pool goes in, and explained the things that could go wrong
 - i. It 10-12 years pools need to be replastered, and today's money costs \$40k
 - j. Replacing a pump is \$2700
 - k. Replacing the sand filters is about \$1000 per 3
 - l. The gate takes a beating, and things may need to be replaced.

7. Questions

- a. The parcel lockers on the mailboxes in the kiosk going up towards Hanford are sticking, and you can't get them open.
 - i. JG will see what he can do about it, the Post Office doesn't care
- b. Is the pool chlorine?
 - i. JG answered that it has to be chlorine DHEC rules
- c. When is pool construction starting?
 - i. JG said we will probably start construction next year to be ready the following summer.
- d. Does the 10% increase pay for the pool?
 - i. JG explained that the Development Company pays for the pool, and the HOA dues will pay for the maintenance of the pool after it gets in.
- e. How soon after the Gregg's Mill development was started did the pool go in?
 - i. JG answered it was opened in 2009/2010, so about 6 years after
- f. How many homeowners HOA fees do you need to support the pool?
 - i. JG explained we need about \$24k in reserve to be able to support it, and it is a little ways off.
 - ii. JG explained when we sell houses we don't get the full dues for those right away, they pay a prorated amount.
- g. Capacity of Pool?
 - i. JG explained the calculations are based on square footage, and a max pool count.
- h. Are we fixing the sign?
 - i. JG explained we are working on fixing the sign
- i. What does the Landscaping budget cover?
 - i. JG explained cutting common areas, and cutting rough areas, flowers, chemical treatments, mulch.
 - ii. JG explained we have to have company that has liability and workers comp, and we are also adding more sections/common areas and that adds to the cost.
- j. Why isn't the fencing up front painted all the way around?
 - i. JG explained that what is left and isn't, is part of the homeowner, we only stained the darker part of the fence.
- k. What kind of fence is allowed?
 - i. JG explained the shadow box fence is the only one allowed by the covenants
 - ii. JG brought up that if you want things in the covenants changed, we can present it to the board if you gather a majority for the change.

- iii. JG talked about the street parking, and just letting us know if you are having a group, we usually don't send out letters for RV's/Campers/Boats if we assume they are going out for the weekend.
- l. Is there going to be an expanded parking lot to provide for more parking?
 - i. JG said it was expensive, we can look into possibly expanding the pool parking lot
- m. Complaint about standing water in yard
 - i. JG explained to contact the builder about these problems.
 - ii. JG explained the development company is a different entity, and once the house is built, the builders are the ones who need to be contacted. We can take your name and number and forward the info to the builders, but the HOA, Development Company can't do anything about these problems?
- n. Can we get together and petition for problems we have with the builders?
 - i. JG explained that yes, you can get together a majority about any issue, and we can present it to the board.
- o. Another homeowner brought up that she had an issue with standing water and contacted Claude, and that they fixed it
- p. JG explained there could also be an overwatering issue going on also, because they have to flood the sod to get it to grow. Let the builders know if you see that on your property
- q. Complaint about dog poo everywhere. Sees dog poop everywhere, and always picks up hers. Has there been a letter sent out? We said we sent one to everyone and we can send another one with the end of year invoices/statements. 450 Lybrand is still leaving poop everywhere, and JG said to let us know and we can send another letter.
- r. Dog Poo garbage cans a possibility?
 - i. JG explained no, because no one will empty them, it won't be maintained and won't work
 - ii. Someone suggested enforcing people pooping only on their own lawn
- s. Complaint about trash from the builders
 - i. JG explained that we don't like it either because it ends up in the pond and we have to clean it, so we has brought it up before to Wesley's boss.
- t. Brought up getting the letters about fence colors? What are we at on that?
 - i. JG explained that the covenants do say clear, we are not pushing it at this time, and he is working on getting the board to approve a couple of colors instead of just clear.
 - ii. JG explained this is something that if they have a majority that wants to make a change to the covenants, then we may be able to take it to the board
- u. Solar Lights at mailbox kiosks?
 - i. JG answered that some have already been ordered, and should be installed soon