

**COLONIAL CHARTERS  
COMMUNITY MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING**

Pursuant to call, a meeting of the Board of Directors of the Colonial Charters Master Association was held on October 19, 2021 at the Colonial Charters Pool, Longs, South Carolina 29568.

The following Directors of the Association were present in person.

Dorina Ponessei & Gary Pikula	Charter Club Estates
Frank Pickett	Palmetto Greens
Marge Bacon	Colonial Trace
Luby Bussanich	Colonial Creek II
Doug Roach & Al Dormer	Colonial Creek I
Wilma Conner & Barbara Tonnesson	Colonial Cottages
John Butler	Townhomes on Shellbank

There were also several committee members present.

A quorum was established and the meeting was called to order by Gary Pikula, President and Pam Bane from Property and Association Management served as Recording Secretary.

**Minutes**

Wilma Conner made a Motion to accept the Minutes of the August 17, 2021 Minutes. Marge Bacon seconded the Motion and it carried.

**Treasurer's Report:**

Marge Bacon reported as of July 30, 2021 there is \$417,436.56 in road reserves, \$38,296.25 in pool reserves, \$34,923.06 in drainage reserves, \$76,135.51 in the operating account. Total assets are \$567,116.22. Luby Bussanich made a Motion to accept the Treasurer's report pending audit. John Butler seconded the Motion and it carried.

**Road Committee:**

The committee has met with several contractors in regards to repair and either paving or seal coating of Charter Drive in front of the clubhouse. Colonial Club Estates has been asked if they would like to have their section of Charter Drive seal coated at the same time our work is being done once a contract has been chosen. At this time, we do not have the estimates.

**Drainage Committee:**

Joe Graham reported beaver dams have all been cleared and the beavers removed or killed. John Butler stated now that the dams have been removed, the pond behind the Townhomes on Shellbank is still completely dry. Joe Graham stated he has looked at this issue, as the water should have returned by now. Joe Graham has also asked the County

for the as built plans for the drainage so we can try and determine what is happening and try to get this issue resolved.

**Pool Committee**

The pool is closed for the season. Beverly McGovern dropped a thank you note off at the property management office thanking the committee for getting the pool open this year and keeping it open later this year. The use of the water helps with her therapy and being able to continue to walk.

**ARB:**

There are no pending applications at this time. An owner is replacing the siding on Charter Drive and they have been asked to submit a request so we have a record of the change.

**Old Business:**

John Butler asked about having a "No Outlet" sign installed at the corner of Seaford and Shellbank Drive. They are getting a lot of traffic at the end and the "Dead End" Sign is not deterring people. Gary Pickula stated Charter Club Estates was going to meet to discuss this as they were aware of the request. After much discussion it was agreed this should be part of the road expense as we already pay for stop signs. Doriana Ponessi made a Motion that all road signs be paid from the Road funds. Wilma Conner seconded the Motion and it carried.

Frank Pickett stated the GPS is bringing large trucks into Palmetto Greens that are supposed to go to Sun Colony. They are having issues being able to turn around and leave the area. The golf course also has issues with people driving down the cart path to access our roads.

There was discussion about the stop signs at Palmetto Greens and Charter Drive being too short. The police officer just wrote 4 tickets for running stop signs, 1 for no insurance and 1 for no head light last night. The police department will be asked if the stop sign is not within the regulations and if so will be adjusted. He had previously stated he could not issue tickets until the white lines were painted. (Note, the signs are within regulation height per the police department).

Al Dormer stated the Village at Palmetto Greens needs to change the street signs. They have it listed as Colonial Charter Drive and it is Charter Drive. The developer was asked to replace these signs before control was turned over to the owners and he failed to do so. Gary Pickula will speak to the Board President of the Village at Palmetto Greens in regards to replacing the signs to the correct name. If there is a financial issue at this time, we will pay for the signs and they can reimburse us at a later date.

The police patrol can and does sit in certain driveways at time when he is on patrol.

These owners have given permission for him to do this when he is onsite. John Butler asked to bring back the tabled issue of having quarterly or bi-monthly meetings. John Butler made a Motion to go to bi-monthly meeting. Luby Bussanich seconded the Motion. Discussion on the Motion. If we do not meet in the month of November the road bids would not be reviewed until a later date. The paving companies informed us they will not be scheduling any paving after the middle of November until in the spring. A delay in review would delay scheduling this project. John Butler amended the Motion to state the bi-monthly meetings would begin January 1, 2022. Since not all voting members were present the vote will be sent out via email and counted and the results announced at the November 16, 2021 meeting.

**New Business :**

There was no new business at this time.

**Adjournment:**

Marge Bacon made a Motion to adjourn. Dorina Ponessi seconded the Motion and the meeting was adjourned.

Respectfully submitted:

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Pam Bane  
Property & Association Management Company, Inc.