

**PALMETTO GREENS
HOMEOWNERS' ASSOCIATION, INC.
APRIL 22, 2021**

MINUTES

Pursuant to call, the Annual Members Meeting of the Palmetto Greens Homeowners' Association, Inc. was held on April 22, 2021 commencing at 6:00 PM at the Colonial Charters pool area, Longs South Carolina, 29566.

WELCOME

Steve Moore, President called the Meeting to order. Steve Moore is the acting Proxy Agent for the Meeting. Pam Bane of Property & Association Management Co., Inc will be Acting Secretary for the purpose of the Meeting.

QUORUM

There were seventeen (17) homes represented at the meeting in person and eleven (11) homeowners represented by written Proxy. With a total of fifty-four (54) eligible homeowners represented at the meeting either in person or by written Proxy, a quorum was not established, therefore Steve Moore President adjourned the meeting.

**RECALLED PALMETTO GREENS HOMEOWNERS'S ASSOCIATION, INC.
ANNUAL MEETING
May 11, 2021**

CALL TO ORDER:

Steve Moore, President called the meeting to order.

QUORUM:

There were nine (9) owners present and twenty-four (24) by proxy for a total of 33. Due to the Association needing half of the original quorum of forty seven (47), they were able to establish a quorum and the meeting continued.

PROOF OF NOTICE:

The Board of Directors reviewed the proof of notice and gave instructions to file this with the Annual Meeting records.

MINUTES

Cary Algood made a Motion to accept the Minutes of the Aril 25, 2019 Annual Minutes as written. Mr. Maher seconded the Motion and it carried. There was no meeting in 2020 due to COVID-19.

OFFICERS REPORTS

Pam Bane presented the treasure's report. As of March 31, 2021 there is \$1,904.26 in

the Operating Account, \$22,553.0 in the Reserve Account and \$1,464.00 in Accounts Receivable. Total assets are \$29,049.02. There was a question as to why we have a reserve account and legal fees. Reserves would be used to pay for things such as street and sign replacement and road paving. The Colonial Charters Master Association has agreed going forward to take care of road paving for us. Legal fees are budgeted in the event there is a lawsuit or the Association has to foreclose on an owner for non-payment. A breakdown of the Palmetto Greens and the Colonial Charters Master Association assessments was included in the handout packet.

Can we not pay someone to cut the areas by the pond and the vacant lot. Those areas belong to the golf course and also houses their irrigation system from the pond. It is their responsibility to maintain their property. Mr. Beaty stated he has mowed the area of Joy Way when the golf course does not maintain it. Mr. Beaty was thanked for doing this. Steve Moore state we would have to take a vote of the owners to use their funds and maintain golf course property, since it is not our property.

Mr. Beaty asked why a decision was made not to allow political signs. The Covenants are clear that no signage other than a "For Sale" sign is allowed. The Board revised the rules so that owners understand better what is and is not allowed.

Mr. Beaty stated there are several homes that need to be power washed and something needs to be done about it. The Board of Directors are aware of this, but are giving people until the end spring to get this completed as the pollen is still falling.

A new three way stop has been added at the corner of Palmetto Green Drive and Lake Mist Court. The Colonial Charters Master Board agreed to pay for the stop signs. Stripes will be painted on the road when the Master Association does a paving project in the near future. There are plans to pave a section of Charter Drive when the paving company is available.

There were questions about what our funds are used for by the Colonial Charters Master Association. There are over 17 Associations within Colonial Charters, not all are members of the Master Association as they are not part of Colonial Charters. Everyone does have to pay a road usage fee. The Master Association pays for road paving, drainage, the pool, as well as landscape maintenance of certain portions of Charter Drive as well as the street lights on Charter Drive.

Steve Moore stated we do not own the land where the pillars with PG are located. This area is owned by the golf course. We can ask if they would allow us to remove the PG's and beautify the area.

ARCHITECTURAL COMMITTEE:

If you are planning to make any kind of exterior change such as a pool, a fence or addition, etc. you must submit a request. It then goes to the committee for review and then to the Board of Directors for a final review. Currently we only have 2 members on

this committee. Mr. Beaty volunteered to serve on the committee. Currently only a 4 ft fence will be approved. Sometimes an exception can be made depending on where your lot is located. Once the final approval is given to the Committee Chair, Darlene Yeager notifies property management and the owner is notified and given a letter of approval for their records. The Committee tries to get these request approved within 1 to 2 weeks.

ELECTION OF DIRECTORS

There are currently three(3) vacancies on the Board of Directors for one-year terms and two(2) vacancies for two-year terms as we did not hold an election in 2020. There were three candidates that had submitted their names as nominees prior to the meeting, Nick Genest, Steven Moore and Nancy Moseley. At this time, the floor was opened for nominations. Cary Algood was nominated from the floor and accepted the nomination. Mr. Beaty made a Motion to close the nominations. Mr. Genest seconded it and it carried. The four candidates were elected to the Board of Directors by acclamation. The newly elected Board of Directors will meet after the Annual Meeting to elect the slate of officers.

UNFINISHED BUSINESS

There was no unfinished business at this time.

NEW BUSINESS

There was discussion about the four way stop and the Colonial Charters sign on Charter Drive and Palmetto Greens. There has been discussion on moving the Welcome sign, but a new location was never determine. White lines will also be painted at the four way stop.

The Colonial Charters Master Board normally meets on the third Tuesday of each month at 10:00 am on the lawn of the pool area. Owners are welcome to attend.

Colonial Club Estates owns Charter Drive from Highway 9 to Goodson Drive and they are now maintaining this area themselves.

There was discussion regarding speeding on Lake Mist Court. Pam Bane state we can notify the police patrol to monitor this issue and issue tickets if necessary. It was reported one of the biggest offenders is a police officer. It was suggested security cameras may help with this issue. Speed bumps may be a solution but would be an issue for golf cart and emergency response vehicles. Speeding and not cleaning up after pets seem to be our two largest issues. If you know who is speeding please report this to property management so they can alert the police patrol of the issue. Police patrol is random and they try not to repeat days and times so owners do not know when they will be onsite.

It was suggested that Lake Mist Court needed to have the name change to Lake Mist Drive as it is not a court. This is something that would have to be addressed with the Post Office as well 911 and possibly the County, as they would have to approve a name change. It is not something the Association has the authority to change.

ADJOURNMENT

Having no further business to come before the Membership, Mr. Maher made a Motion to adjourn. Mr. Genest seconded the Motion and it carried.

*Prepared by Property &
Association Management Co.,
Inc. and Submitted for:
Nancy Mosely, Secretary*

Approved by:
Steven Moore, President