

**THE VILLAS AT PALMETTO GREENS  
ANNUAL MEETING MINUTE**

Pursuant to call, the Annual Members Meeting of the Villas at Palmetto Greens Homeowners' Association, Inc. was held on August 29, 2018. The meeting was held at Holiday Inn Express, Little River, South Carolina.

Jason Faulker, President, opened the meeting and welcomed everyone in attendance.

**Roll Call:**

Roll was taken at the door. There were 15 owners present and 3 represented by proxy, therefore a quorum was established.

**Proof of Mailing:**

Pam Bane presented the Proof of Mailing of the Formal Notice and after review was instructed to file the document with the records of the meeting.

**Approval of Minutes:**

Since this is the first Annual Meeting there are no Minutes to be approved.

**Treasurer's Report:**

Pam Bane reported there is currently \$10,356.27 in the operating account. Prepaid assessments in the amount of \$1,700.00. The Association currently has a net income of \$5,040.39. One owner asked about the electric bills. There are two meters for the irrigation system. The new Board will be able to set up a reserve account.

**Election:**

There are currently no less than three positions and no more than five, open for the Board of Directors. Christina Laird and Candance Spataro volunteered to serve as ballot inspectors. At this time Jason Faulker opened the floor for nominations. Frank Pickett has received a write in nomination and agreed to accept.

Before the elections proceeded some owners had questions. Who is responsible for the road? Jason Faulkner stated that H & H would repave the road before it is turned over to the Association. Going forward the Association would be responsible for the road in front of the units. Curb repair will start soon and then the paving will follow. The dip in the road will be leveled out during the paving project.

Why are we not allowed to use the pool and will the new development have pool use. Jason Faulkner stated the pool belongs to the Colonial Charters Community Association. They are not taking any new members and no, the new development will not have pool use. H & H did talk to the Master Association and were told if the new developments would contribute to build a second pool then you could have pool usage. The Master

Association never got back to us with the cost. Pam Bane stated this was due to the other two developments not being willing to contribute to the cost of a second pool, so the issue was dropped. Yes, the homes in Palmetto Greens are allowed use of the pool, but this permission was granted by the Colonial Charters Master Association. They are no longer allowing other developments use of the pool due the size of the pool. Some owners stated the real estates agents told them they would have use of the pool and felt this was a legal issue. They were also told they would get a golf membership. Jason Faulker stated they never had any agreement for the pool usage or a golf course membership. Apparently some realtors were telling you anything in order to make the sale, but this was not directed by H & H Homes. The owners felt that H & H were responsible for the information being relayed by their sales agents and this was a legal liability.

Bryant Spencer stated that the Villas at Palmetto Greens is a sub Association of the Palmetto Greens HOA. Typically sub Associations are set up when various type communities have different needs, such as the town homes versus the homes.

Elections continued and Frank Pickett did accept his write in nomination. Joseph Telesco, David Hall, Larry Braham and Vincent Thurston all volunteered from the floor. Having no further nominations Joseph Telesco made a Motion to close the nominations and accept the five volunteers as the Board of Directors. David Hall seconded the Motion and it carried.

**Unfinished Business:**

At this time there was no unfinished business.

**New Business:**

Owners questioned how the pond bank was going to be maintained due to it being so steep. Jason Faulkner stated this is an issue the Board will need to discuss with the landscape company.

The owners that back up to the woods asked about the swamp area and debris that is in the woods. H & H did clean up their debris and even cleaned up some things that were already there. The property does not go into the woods, the property line is just past the landscaped area. Jason Faulker stated that French drains have been installed in lots 118 to 121. Also, the irrigation is set to come on every day which contributed to areas being wet all the time. The irrigation was adjusted to come on 3 times per week. There are also pop ups in the flower beds to take the water from the gutters away from the buildings. One of the owners stated the pop ups don't do anything but cause the water to puddle. Jason Faulkner stated they would look at this after the next heavy rain and if it is not working they will have to see what else can be done to correct the problem. Units 112 - 118 stated they just have black tubes coming out of the ground. H & H will inspect this to see what the issue is.

Home Team Defense is the pest control company. This is a tube system and they install

the chemicals from outside the unit quarterly. They also have the termite bond on each building. They will inspect the bait traps on a yearly basis. The termite bonds will need to be renewed by the Association each year. The termite bait stations are numbered and Home Team has a diagram so they know where they are located each year.

Some of the shrubs installed a few months ago have died. Jason Faulkner asked residents to notify H & H about this with a warranty claim, if they died not long after installation they may be replaced. H & H does not warranty grass and shrubs normally. The grass on the side of 108 was terrible when it was installed. The new grass put in other places looks like carpet. H & H will come out and assess these areas.

The street sign at the corner of Palmetto Greens and Lake Mist is tilted and has straps in it to keep it in place.

The fire hydrant appears to be too low. This was installed by the water department to the county specifications.

One of the owners stated that he has a dog and the dog is trained not to leave his property. He had dog poop left at his door and does not appreciate this.

One of the owners asked why a landscaped area was removed. Jason Faulkner stated this is an easement area and the county made them remove the plantings.

Is H & H going to do anything about the grass across the street where they were parking contractor vehicles? The area has been seeded and straw installed to help it germinate. The property belongs to the golf course.

What do we do if we want to add a screened in porch? The Board as well as the county would have to approve it to setbacks. The Board of Directors will act as the ARB unless they form a committee for change reviews.

### **Adjournment**

Having no further business to come before the membership, David Hall made a Motion to adjourn. The Motion was seconded and carried, and the meeting was adjourned.

Respectfully Submitted,

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***Pam Bane***

Recording Secretary

Property & Association Management Co., Inc.,