

**COLONIAL COTTAGES HOMEOWNERS' ASSOCIATION  
RECALLED ANNUAL MEETING  
MINUTES  
JUNE 10, 2025**

Pursuant to call, the Annual Members Meeting of the Colonial Cottages Homeowners Association, Inc. was held on June 10, 2025, commencing at 6:30 PM at the Colonial Charters Golf Course in Longs, South Carolina. Len Pfluke, President, welcomed everyone in attendance.

**Roll Call**

Freda Gore of Property & Association Management Co., Inc. took roll at the door. There were 5 members present and 14 represented by Proxy for a total of 19 homes represented. A quorum was not obtained therefore the meeting was adjourned and will be rescheduled.

**Approval of Minutes**

Wilma Conner made a Motion to approve the 2024 Annual Meeting Minutes. Mary Althouse seconded the Motion, and it carried.

**Report of Officers**

Len Pfluke stated the ditches were cleaned, it was a great success. They had to come back twice to make a few adjustments. Everyone was receptive as the Board received a lot of feedback.

The new sign for Colonial Cottages was replaced and put up.

The mailboxes were cleaned up.

**Treasurers' Report**

As of May 31, 2025, there was \$5,892.13 in the operating account, \$35,074.15 in the Reserve, and \$5,382.70 in the accounts receivable for a total of \$46,348.98.

**Election of Officers**

Prior to the meeting, Mary Althouse, Kevin Mauriello, Len Pfluke, Kevin Mauriello and Barbara Tonnessen submitted their names to run for the Board of Directors. Len Pfluke opened the floor for nominations or volunteers. Barbara Tonnessen made a Motion to close the nominations and elect the five owners to the Board of Directors by acclamation. Mary Althouse seconded the Motion, and it carried.

**Old Business**

The Board of Directors wanted to find a better approach to use when trying to get owners to pay their past dues and fines.

Parking in the street is still an ongoing issue for the HOA community. It is illegal to park

on the grass. The By-Laws prohibit this. Len Pfluke stated he will go around and put “no Parking” parking memos on vehicles.

There was a question of whether there is a limit to yard sales. No, there is not a limit.

### **New Business**

Carol Hodrick proposed some of the gate information at the last Master Board meeting. She is still in the preparation stage of putting a packet of information together for HOA presidents to give to their communities. We are being told that Patriot Pointe does not want to participate in this process. They are not willing to pay \$70,000 for separate entrance and exit lanes. Therefore, a gate will be installed at the front entrance of Colonial Charters and one at Seaford Drive at the back. There is a video that will be sent out of how the gate is supposed to work. There are owners who don't have email so they will not be able to access the video. The gate will have RF readers for all vehicles. If any owner has any questions, we ask you to get them to Len Pfluke to be addressed. Each owner will receive 2 readers which will be put in a lottery. A third key can be purchased at the cost of \$10 to \$15. We were being told a call box with a phone would be at the entrance house for owners. Golfers will be given tee time where they will pick up the phone and dial a 3-digit code for the gate to open. Everything should be finalized at the July 17th meeting. Wilma Conner strongly disagrees that the Master Board can vote on the gate with just the Master Board. It would have to be a percentage from the owners as well. If Len Pfluke doesn't have any owners' email, please get it to him and the management company so you will receive all correspondence pertaining to your HOA.

The Master Board will be paving and sealing the roads in Colonial Charters from Route 9 to the apartments in the back. We don't have a date now. They will be fixing all potholes on the roads.

### **Adjournment**

Having no further business to come before the Board of Directors, Barbara Tonneson made a motion to adjourn. Kevin Mauriello seconded the Motion, and it carried.

Respectfully Submitted,

Freda Gore