

**LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**December 9, 2015**

The Lake Santee Property Owners Association Board of Directors met on December 9, 2015 in the Community Room. President Richard Veach presided and called the meeting to order at 7:30 PM. Other Directors present were Polly Ann Fox, Vicki Wilson, Jim Massingale, Carol Goodwin, Ron Day and Mike Cutrufelli. Employees present were Dean Clift (699), Jim Hornig (668) and Brad Jones. Members present were Ronda Peetz (1299), Chick Winzenread (1092), Paul Gosnell (1147), Ed Fox (366), Nancy and Clair Fredrickson (348), Bill and Ginger Ryle (579), Rick Johnson (543), Stephanie Peetz (640), Chris Ehrhard (915), Jenni Hanna (245) and Bob Reger (122).

President Veach called for a review of the minutes of the November 11, 2015 meeting. The minutes were approved on a motion by Vicki Wilson, seconded by Mike Cutrufelli.

In Angel's absence, Dick gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to audit.

The following bills were then presented to the Board for approval:

Apparelmaster	\$ 171.52	New Point Stone Co.	\$ 1,213.53
Aquatic Control	\$ 2,200.00	Premier Companies	\$ 994.06
Bestway Disposal	\$ 554.83	R B S K	\$ 75.00
Becker Electric Supply Co.	\$ 131.29	Scheidler Glass Inc.	\$ 124.29
Bingham Greenebaum Doll	\$ 1,370.50	Stone's Napa	\$ 19.46
Cardinal Pest Control	\$ 45.00	Summitt Microsystems	\$ 100.00
Cardmember Service	\$ 398.82	The Office Shop	\$ 30.84
Colonial Life	\$ 159.50	Tommy's Diesel Shop	\$ 113.28
Frontier	\$ 240.09	Tops Home Center	\$ 307.79
Harrison Sand & Gravel	\$ 481.89	Verizon Wireless	\$ 121.47
HIG's Locksmith	\$ 95.00	Watkins Cleaning Service	\$ 700.00
Brad Jones	\$ 205.20	Whitlock's Pressure Wash	\$ 365.00
L & L Adventures Inc.	\$ 868.84	B.W. Rogers Company	\$ 46.20
Lake Santee RWWD	\$ 387.79	<b>TOTAL:</b>	<b>\$ 11,521.19</b>

After presentation, the bills were approved for payment on a motion by Mike, seconded by Carol.

## **MEMBER INTRODUCTIONS AND COMMENTS**

Members were asked to introduce themselves and were given the opportunity to express comments.

## **CORRESPONDENCE**

Brad received one letter concerning the secure outgoing mailbox that the Board is adding to the subdivision. It was a misunderstanding. The property owner thought the Lake was getting rid of mailboxes instead of adding one to the entrance. Brad explained and was able to satisfy the misconception.

Judy Cupp, from the library board, wants to discuss placing a book drop off somewhere close to the office but will bring more info later.

## **COMMITTEE REPORTS**

### **Rules & Regulations – Polly Ann Fox**

Polly gave the second reading of a rule addition to 11:14 denying removal of any item from lake owned properties.

#### **11.14**

**No person shall be permitted to remove any items from Association owned Property including but not limited to lake access areas. This prohibition will include but not be limited to harvesting of plants, cutting of trees or any other materials growing in or on Association owned Property.**

The second reading carried as read on a motion by Carol and seconded by Vicki. The second reading had no additions or changes and was therefore sent on to the third and final reading. The third reading carried as read on a motion by Carol and seconded by Mike.

Mike then read the first reading of Rule 4.1 (a) concerning Paddle Boards.

#### **4.1 (a)**

**Paddle Boards will be considered a watercraft and will comply with all boating rules included in this boating section. Members may have six (6) paddle boards in addition to the boats and watercraft listed above. Paddle boards will only require a single set of lot numbers and will only display one permit.**

Dick announced that Mike also found in his research that all coast guard rules apply. Life vests must be present or worn, and a whistle or audible device must be aboard.

Carol suggested that we change the wording from “six paddle boards...” to “up to six paddle boards.”

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The Board and the members present had a great deal of discussion and question/answers. The first reading, as amended, carried as read on a motion by Mike and seconded by Vicki.

After a question from the audience Dick reiterated that water fines are automatic fines. The board is working on a boater safety video before new members can receive a boat permit.

#### **Recreation – Carol Goodwin**

Carol announced that there will be a list of tentative activities posted in the Smoke Signal. Carol also reminded members that judging for the Holiday lighting contest will take place on December 12, 2015, and the Kiwanis Breakfast with Santa will be held on December 19 from 8-11:00 am.

*LOL request for merchandise sale during Kiwanis Breakfast with Santa.*

This request was given the okay by the Kiwanis and the Board approved on a motion from Carol and seconded by Polly.

#### **Lakes & Beaches – David Martin**

*Fish Survey on website*

Dave is out west and Dick reported that the Lake is down and then talked about the fish survey. Paul stated that he would like to see the results of the survey posted in the Smoke Signal for members to see. The actual survey is about 30 pages but there is a summary page that the Board can publish. Brad also stated the Fish Survey is available on lake-santee.com on the Fishing page as a pdf file and he would have a couple copies in the Office that people could check out and bring back later.

#### **Membership – Vicki Wilson**

Vicki presented the following new members:

- Tom & Kathy Hill                      Lot 798
- Brian & Emily Woeste                Lot 8
- Frank & Mae Louise Smith        Lots 61, 62, 63, 64

### **Community Room Committee – Vicki Wilson**

The community room has been used for regular meetings as well as the sale of merchandise from the Women's Club, and the Annual Christmas for the Birds. Vicki also stated that the carpet in the Community Room has been cleaned.

### **Building Committee – Jim Massingale**

Donald Miller and Gordon Burgess - 811, 812, & 815 – Sea wall

Tony Lake - 1197 - Attached garage

Patrick Caudill - 1301 – Porch roof and breezeway attaching house to garage

Kenneth and Judith Schrand -18 – Deck (renewal of 2014-29 issued 06/18/2014)

Kevin Wallpe – 689 - Attached garage, master bedroom and bathroom

### **Clean Up – Jim Massingale**

December 3<sup>rd</sup> was the last review of the association properties. This resulted in three thank you notes, three first letters and two put on watch.

### **Roads & Maintenance – Ron Day**

Repairs have been completed on Santee Drive. Meter base and weather head have been installed at the North entrance. It has been approved and will be connected by Decatur County REMC to power soon.

*Update on bed liner for salt and sand*

Ron announced that this is still scheduled for delivery in December.

*Winter projects*

Dam liner will be installed still in December if all goes well with the weather.

Beach restrooms will be cleaned and painted and installing new toilets.

Maintenance will be building six new picnic tables as well as a small guard house for the North Entrance.

### **Security – Mike Cutrufelli**

Mike announced that all of the lake security team and maintenance went through CPR training.

The security boat is out of the water and ready for repairs that both maintenance and the Lake Santee Marina will be completing. Mike is looking into security cameras for the North entrance as well as looking into possibly a more extensive security system around the lake.

## **OLD BUSINESS**

### *ETC Update*

Jenni Hanna of ETC advised that Phase 4 is open and Phase 5 is in progress and soon to open.

### *Secure Mail box update*

Installation has begun near the ATM at the main parking lot. The lock will be installed by a locksmith soon. This will be a secure drop box and will probably have to have items in by 9:00 am in order for same day pick-up.

## **NEW BUSINESS**

### *Write off accounts*

Brad asked for board approval to write off \$12, 688.84 in debt that is over a year old. He stated he will continue to try to collect.

Approval was granted on a motion by Carol and seconded by Ron.

### *North Entrance security camera*

Dick explained that the board is trying to make the North entrance comparable to the Main Entrance and is therefore looking at some security systems being put in place among other cosmetic items taking place. Mike stated that the best quote he received for the North Entrance security camera was from ETC in the amount of \$2,692.57. Dick stated that this was not a budgeted item and would therefore need the approval of the board to go ahead with. The board accepted this bid on a motion by Mike, seconded by Carol.

## **MANAGER'S REPORT**

Brad announced that Member stickers for the upcoming year have been ordered.

Brad also took a moment to thank the Booster Club for the beautiful poinsettias and the Women's Club for the dinner.

Brad also stated that the Lake Office will close on December 18<sup>th</sup> at noon for a staff Christmas luncheon and will be closed for the holidays on December 24<sup>th</sup> and 25<sup>th</sup> as well as December 31<sup>st</sup> and January 1<sup>st</sup>.

Dick discussed some financial issues that were not on the agenda. The board needs to transfer up to \$75,000 from the money market account to the checking account if needed for expenses through the end of the year. If it is not needed, the money will not be transferred. If needed, the money will be moved and then transferred back when dues

and assessments begin to come in in March of 2016. The transfer of funds carried on a motion from Ron and seconded by Carol.

There being no further business, Mike moved to adjourn, seconded by Carol, motion carried. The next regular meeting will be held on January 13, 2016 at 7:30 PM in the Community Room.

Respectfully submitted,

Angel Hocker, Secretary

(Angel would like to thank Polly for taking notes in her absence.)