

Minutes

REFUGE at WHITE HALL OWNERS ASSOCIATION

Special Meeting

April 13th, 2016, 7:00pm

Prior to the meeting starting there was an open form to allow for discussion to question presented by members of the HOA. The meeting started immediately after the open form concluded.

- At 7:04 Mr. Larry Drake (the HOA President) introduction the Board of Directors to the members.
 - Larry Started out with a back brief of why we were having this special meeting, which was to address the budget and finances that the board wasn't ready to cover during the annual meeting and the responsibility for paying for the engineering study for Preservation Lane. He then opened the floor or 30 minutes for a Q&A session with the attendees. Frank also helped with the questions and covered the budget during that time.
 - Frank spoke about the charges that had occurred on Preservation Lane for 2015 and 2016. He discussed the agreement that was signed by the HOA Board in relation to the Preservation Lane lawsuit and what it entailed to fix the road and costs. He then went down the line on the budget and gave out copies to people until his copies ran out. He covered legal fees, management association fees, how much the oyster roast cost, signs for the community, the dock upgrades, and the cost of the annual meeting held at Coosaw Creek.
 - Frank addressed questions sent to William Douglas prior to the meeting. Smith Riviere brought up his concern with the lack of communication and not getting responses from the management company. Frank also clarified that all email blasts from the HOA Board will come from WD. Shantel Davis of William Douglas will also send out an email to all residents with contact information for all board members.
 - Another concern brought up was the timely handling of the ARB requests and accuracy of the mail outs. A suggestion was brought up to post monthly meeting times and place on the main board by the entrance to The Refuge.
 - Frank also addressed the annual assessment and there was not further discussion.
-

Call to Order: Larry Drake officially called the meeting to order at 8:14 pm.

- Introduction of Board of Directors
 - Larry Drake- President
 - Rich Lytton- Vice President
 - Frank Glover- Treasurer
 - Gene Potes- Secretary

- At 8:11 Larry called the Special Meeting to order to discuss why we were meeting to vote on Preservation Lane. Larry went into the history of the lawsuit and how it came to be, and what the current status of it is. It' closed. He also had Rodney McLeod speak about his tenure as the HOA President and his input about the lawsuit. He also explained why the HOA had to bring in an engineer to do a study on Preservation Lane and the costs. It was \$6,700 for the study which included core samples of the road and a maintenance plan. Larry also explained that is was the Board's position that the fee paid was for consulting and not maintenance. If the fee is for maintenance, it would put the costs associated squarely on the 10 homeowners who live on Preservation Lane.

- He then asked everyone who had a ballot/vote to cast it and Frank collected them. After all votes were cast and counted it was determined the motion had failed; 16 for and 20 against. The Motion was: The cost incurred (\$6,700) for the engineering study and soil/roadway testing shall be the responsibility of the HOA membership and not just the members of Lots 31-38 and 40-41 (Lots connected to the lane).

- At 8:33 Larry Drake moved to adjourn and Frank Glover seconded and the meeting was adjourned.