

The Refuge
Board Meeting Minutes
March 16, 2021

Called to order 7:06 PM

Adjourned 8:05 PM

Attendees:

Sam Mikitarian

Missy Cordero

Bob McClellan

Diane Bush

Romero Read

Discussion Items:

A. Annual Meeting Minutes

- Minutes from the Annual Meeting held on 16 Feb 2021 were reviewed and approved.

B. Pavilion Walkway

- Charlie Bennett has completed the new walkway from the pavilion to the dock
- Invoice for the work was \$5094. In light of the quality of work, speed of completion and reasonableness of price, the board voted to show appreciation by issuing payment for \$5200.
- Discussion was held about further improvements to the walkway as part of Spring Beautification Day. Details TBD.

C. Sidewalk in front of Pavilion

- North Charleston Public Works has removed the buckled sidewalk in front of the pavilion
- They will pour new sidewalk in the coming days
- They were very quick to respond to our request for assistance on this matter, so be sure to thank your local representative if the opportunity arises

D. ARB

- Missy Cordero reported things to be quiet and smooth from the ARB's perspective.
- Sam Mikitarian asked for, and received, permission to replace the privacy fence around his air conditioner units with a 6-inch raised platform.

- Missy outlined steps to take to help our community prepare for hurricane season. She will put together a list of action items to be shared by the board. Examples include:
- Emergency Services Phone Numbers
- Neighborhood POCs with chainsaws, generators, medical experience
- Post-storm Cleanup Procedures
- etc

E. Budget

- 2020 Taxes have been paid
- Diane reviewed income and spending to date.
- We have received all annual dues except for one, which should arrive shortly.
- Spending is somewhat over projected levels due to the unplanned replacement of the lock on the dock door and a slight overrun on the pavilion walkway project. We will make adjustments to the remaining budget to accommodate these cases

F. Spring Cleanup Day

- Ro has agreed to lead
- Possible projects are
 - Paint benches, plant grass around new walkway, plant spring flowers, power wash sidewalks where construction has occurred, clean street where gravel was staged
 - New deck boards on play fort
 - Cover for backflow valve at entrance
 - Swing set
 - Replace security light bulb on pavilion
 - Others TBD

G. Brief discussion about Kimble Strickland's realtor, who stated the board has made it difficult for him to sell Kimble's lot. Sam and Kimble spoke about this, and reviewed correspondence between the board and prospective buyers. Kimble realizes that the realtor is in error.

H. Welcome Packet for new neighbors.

- Missy Cordero will gather materials, review past information, and add new information as needed. Bob McClellan will assist. They will share their findings with the board, and we will produce an updated document.

I. HOA POCs on utility bills

- At Ro's request, Sam re-sent the list of HOA POCs to Dominion Energy so we can proceed with reconnecting the fireplace at the pavilion. Sam will contact Charleston Water to make sure they also have the latest information.

J. Middleton Place Memberships

- Sam will gather names/addresses of neighbors to ensure they receive their memberships to Middleton Place
- POC at Middleton Place is April Bondolillo, Membership Director

K. 4th of July Social

- The board will coordinate the event and supply food, paper plates, etc
- Residents will be asked to bring side dishes and beverages
- Fireworks will be provided by neighborhood volunteers
- More info as we get closer to the date

L. Spring Newsletter

- Sam will produce a newsletter to inform the community about upcoming events and other information as needed
 - Current topic list is:
 - Spring Cleanup Day
 - 4th of July Social
 - ARB Update
 - Hurricane Preparedness