

**The Refuge**  
**Board Meeting Minutes**  
**May 18, 2021**

Called to order 7:04 PM

Adjourned 7:35 PM

**Attendees:**

Sam Mikitarian

Missy Cordero

Johnathan Coderor (resident at large)

Bob McClellan

**Discussion Items:**

A. Previous Meeting Minutes

- Minutes from the April meeting were reviewed and approved.

B. Spring Cleanup Day

- Event Review – no further actions to be taken
- Budget Review – event was significantly under budget. Unspent funds to be applied to earlier, unbudgeted expense for new lock on dock, resulting in actual spending falling back in line with projections

C. ARB

- New owner, Lot 49
  - a. Matt Riedy, next door neighbor at 8554 RPC, pointed out need for new owner to consider drainage issues and fencing which may violate property lines when building
  - b. Matt said he's willing to cooperate in any way he can if issues arise
  - c. Missy Cordero and Sam Mikitarian have contacted new owner, RJ Thoennes, via email and he is aware of these concerns. He will work with neighbors to address them when he is ready to build.
- Violation notice sent to neighbor whose lawn bags had spilled into street, creating an obstacle to traffic. No further action to be taken.
- Informed board of extra vehicles parked at 8589 RPC for June/July. Sam Mikitarian has spoken with owner to ensure minimum traffic disruption during this time. No further action to be taken.
  - a. Board to consider improving curb area near community entrance to serve as overflow parking.

#### D. Budget

- Spending is largely in line with projections
- Two days after the May board meeting, Corey Anderson (5408 Walking Stick Ln) approached the board about accelerating the repair of the fountain located at the rear of the pond.
  - a. At the June meeting, the board will consider adjusting the budget to accommodate this request this year if possible.
  - b. In the meantime, the board will take an informal survey of the neighborhood to determine support for this action.

#### E. Landscaping

- Bob McClellan to work with Pleasant Places Landscaping to inspect and repair sprinklers and drip lines in the common areas.

#### F. Mosquito Control

- Sam Mikitarian and Missy Cordero to look into the need for this as an expense item in our budget.
- Missy confirmed that general neighborhood mosquito control is provided by the City of North Charleston
- The question is: do we need to purchase additional control for untreated areas (ex: pond surface, dock area, conservation easement, etc)

#### G. Park Benches

- Board to follow-up on replacement of old benches

#### H. 4<sup>th</sup> of July Celebration

- The board decided to sponsor a 4<sup>th</sup> of July cookout at the pavilion.
- The board will provide hamburgers, hot dogs and fixins.
- Neighbors are asked to bring drinks and sides.
- Missy Cordero will post an announcement on the community facebook page.
- Follow-up announcements will be sent as we get closer to the 4<sup>th</sup>.

#### I. Next board meeting set for 7:00pm on 15 June 2021 at 8649 Refuge Point Circle

#### J. Meeting adjourned