

The Refuge
Board Meeting Minutes
19 April 2022

Called to order 7:01 PM

Adjourned 7:50 PM

Attendees:

Sam Mikitarian	Mark Palmer
Bob McClellan	Marcia Lytton
Ray Newman	Mike Randolph
Missy Cordero	

Action Items:

- A. Bob will follow up with Pleasant Places regarding repair on Preservation Lane.
- B. Mark, Sam, and Ray will review the full insurance policy and schedule a call with the agent for next week to ensure there is adequate coverage.
- C. Ant killer will be spread at the playground on Sunday.
- D. Mark to procure new quote on replacing the pond pump.
- E. Mark will be meeting with North Charleston about the status of the drainage ponds and riprap.

Discussion Items:

- A. Previous Meeting Minutes
 - a. Minutes from the March meeting were reviewed prior to the meeting and approved.
- B. 2022 Budget – Ray Newman
 - a. The \$50 shortage in dues from American Homes for Rent for 8669 RPC remains outstanding.
 - b. The three late dues payments were discussed.
 - i. Three late payments still outstanding
 - ii. Sam and Ray will contact homeowners individually
 - c. Ray reported spending was in line with the budget.
 - i. Sam pointed out the pond lights came in under budget and suggested using the extra funds to mulch the playground and purchase additional plants to place around the bulletin board at the entrance. There were no objections from the Board.
- C. Landscaping
 - a. Mark proposed using extra funds to replenish mulch in the fall. He also mentioned that when North Charleston sprays common areas for weeds, residents can ask them to also spray their property.
 - b. Mark offered a safe ant killer to apply at the playground. It does need to be watered. It was decided to put it down on Sunday and the sprinklers will water on Monday.
- D. Insurance
 - a. The insurance policy was renewed as is. Sam reviewed the cover page and summarized it for the Board.
 - b. Mark, Sam, and Ray will review the full policy and schedule a call with the agent for next week.

E. Maintenance

- a. Bob has not heard back from Pleasant Places for work on Preservation Lane and will follow-up.
- b. Mark had to reach out to a different company to get estimates on replacing the pond pump. The original contact will not work out.
- c. Mark will be meeting with North Charleston about the status of the drainage ponds and riprap.
- d. Ray reported the bulletin board is up.
- e. Sam will contact North Charleston about sidewalk repair
- f. Sam added that the dock door needs to be replaced. The lock can be reused. The Board will revisit this at a later date.

F. Spring Cleanup Day

- a. Planning is on track for 23 April.

G. ARB Action

- a. Missy reported she is waiting for a request from Tracy and Bob Cullen to replace the stairs on the back deck. They plan to use a type of Trex flooring.
- b. Rasaan Biles is moving forward with Builder's 1st to get estimates for the front lawn repair.
- c. The gas leak from the Johnson's new lamp has been repaired.

H. Other Business

- a. Missy brought up the possibility of a community yard sale. So far there are nine interested families.
- b. She will post information on Facebook for an 11 June event.

I. Next board meeting

- a. 17 May 2022, at 7:00pm at 8649 Refuge Point Circle

J. Meeting adjourned