

**The Refuge**  
**HOA Meeting Minutes**  
**May 17, 2022**

Called to order 7:03 PM

Adjourned 8:00 PM

**Board Member Attendees:**

Sam Mikitarian

Ray Newman

Missy Cordero

Mark Palmer

**Action Items:**

- A. Ray will investigate actual cost vs budgeted amount for water bills
- B. Sam will send letter to American Homes 4 Rent informing them of increased HOA Dues and asking them to remit difference
- C. Missy will take over task of finding a new road maintenance provider for Preservation Lane
- D. Sam and Marcia will pursue placing all HOA records online
- E. Mark will find a replacement door for our dock
- F. Missy will investigate complaint about a neighbor having too many dogs on property
- G. Missy will send flowers to Tracey Gusa on behalf of our neighborhood
- H. Sam will contact 2 of the 3 neighbors who have yet to pay HOA Dues. Missy will contact the third.

**Discussion Items:**

- A. Previous Meeting Minutes
  - a. Minutes from the March meeting were reviewed prior to the meeting and approved.
- B. Budget Update
  - a. Spending is generally in line with budget
  - b. Actual water bills are exceeding budgeted amount – Ray will investigate how the water bills compare to past years to understand if the budget setting for this year’s water expenses was misguided since we have already exceeded the water budget by the end of April by 84%. The water bills this year are pretty consistent from month to month
  - c. Three neighbors have yet to pay HOA Dues for 2022 – Sam and Missy will take action
  - d. American Homes 4 Rent informing (POC: Tami Joyner 843-277-8292) has not responded to calls/emails regarding HOA Dues and asking them to remit difference – Sam will send letter
  - e. Ray will make budget line-item adjustments to account for spending under-runs on cleanup day and pond light, as well as playground mulch refresh
- C. Landscape Contract
  - a. Invoices approved and sent for refreshing pine straw and playground mulch
- D. Preservation Lane Maintenance
  - a. Missy will take over contacting new vendors once she finishes her work at Cathedral Academy
- E. Dock Door Replacement
  - a. Mark Palmer will take the lead on this
- F. Board Records Online

- a. The board approved of the intention to move all recordkeeping online pending confirmation of security and accessibility of records
  - b. Sam and Marcia to plan and execute this task
- G. Political Candidate
  - a. Sydney Clinton (8598 RPC) is campaigning to represent our district in the SC Legislature.
  - b. She requested use of pavilion to host a meet and greet event on 3 June 2022
    - i. Running from 7-9PM
    - ii. Including a food truck
    - iii. Invitation is limited to our neighborhood only
  - c. The board approved the request after reviewing the conditions above.
  - d. The board also decided that in the interest of fairness, an invitation to host a similar event would be extended to the opposition candidate.
- H. Yard Sale
  - a. Several neighbors expressed interest in holding a community yard sale
  - b. Missy Cordero agreed to coordinate the event
  - c. Event is scheduled for June 3
- I. Dog and Property Upkeep Complaint
  - a. Complaint reported last month appears to have been resolved
  - b. The board sent a letter to the neighbor in question
  - c. Additionally, another neighbor filed a complaint with North Charleston Animal Control
  - d. Dogs are under control, and yard is now clean
- J. Friction between neighbors
  - a. The board will investigate complaints arising between two neighbors. If a quick and satisfactory resolution cannot be brokered by the board, then the board will remove itself from the conflict (to the extent that the rest of the neighborhood's interests allow) while the neighbors pursue resolution on their own.
- K. Neighbor who passed away
  - a. On behalf of the community, the board sent flowers to Tracey Gusa as condolences over the unexpected passing of her husband, Bob Cullen.
- L. Next board meeting
  - a. 21 June 2022, at 7:00pm at 8649 Refuge Point Circle
- M. Meeting adjourned