

Bay Tree III HOA, Inc.
Annual Meeting
February 18, 2023

Minutes

The Annual Members' Meeting of Bay Tree III Homeowners Association, Inc convened at 10:00am on Saturday, February 18, 2023 at the Little River Elks Club # 2480 located at 250 State Hwy 57 S. Little River, SC 29566.

I. Opening of the Meeting

- a. **Welcome**
 - i. President Glen Hinnant welcomed all present.
- b. **Roll Call**
 - i. President – Glen Hinnant - Present
 - ii. Vice President—Vacant
 - iii. Secretary – Laura Cook - Present
 - iv. Treasurer – Connie Carlson –Present
 - v. at Large – John Barlow – Present
 - vi. at Large – Leland Waters – Present
 - vii. at Larger – Billy Hale - Present
 - viii. Also, present Carrie Cannito from Vers-A-Property
- c. **Certificate of Proxies**
 - i. 53% by Attendance & Proxy
 - ii. 51 % Needed for a Quorum.
 - iii. Quorum established
- d. **Proof of Notice of Meeting or Waiver of notice –**
 - i. Carrie Cannito acknowledged the proof of mailing.

II. Approval of Minutes

- a. Mr. Denze made a motion to accept the minutes as dispensed second by Mr. O'Donnell and carried.

III. Treasurer's Report

- a. Carrie Cannito gave the Treasurers Report
 - i. Glen Hinnant stated that the Auditor had to be changed because the Old Accountant decided to drop the HOA and a new one had to be found quickly.
 - ii. Glen Hinnant introduced Michael Restuccia from David Smith and Associates CPA.
 - iii. Michael Restuccia went through the Auditors report page by page.
 - iv. A Homeowner asked about the status of the Accounts for the 88 Units. Michael Restuccia stated that everything at this time is deemed collectable.

IV. President Report

- a. Glen Hinnant explained that all Expenses have gone up so therefore the HOA dues had to go up for 2023.
- b. **Projects Completed**
 - i. Asphalt resealing
 - ii. Pool Deck was resurfaced in January.
 - iii. Spa had to be resurfaced because of an unexpected crack.
 - iv. New Pool Furniture was purchased – Glen thanked Connie Carlson for her work.
 - v. New Signs were put up in the Community.
 - vi. Light Pole was added at the Entrance.
 - vii. Pond Fountain was replaced.

- viii. New Website was created.
- ix. New Irrigation Shed was built.
- c. Glen Hinnant stated that the Board is aware that the Painting is behind, and we are working with a new Contractor to paint buildings 14-17. Glen talked about how much costs have gone up.
- d. Mr. Denze asked if there was any plan for a special assessment. Glen Hinnant stated that the HOA has a cushion in the Reserve budgets and the Board will have to reevaluate the budget once some of the painting is done.
- e. Glen Hinnant stated that there is stray cat problem in the HOA. Glen asked all Homeowners to please not feed the cats.

V. Grounds Committee

- a. John Barlow stated that the Bush replacement plan is going forward, and shrubs were replaced in front of Buildings 2-7. Due to Budget constraints those were the only units that could be done over the last year. John stated that along with the Bush replacement the Rocks will also be replenished, worst areas first.
- b. John Barlow stated that the Pool Deck Furniture was replaced.
- c. John Barlow thanked the Board and all Homeowners for cooperating with the Asphalt Re-sealing Project. Glen Hinnant stated that notice was hard for this Project because of weather.
- d. Mr. Denze asked if the Landscapers were trimming the Bushes. John Barlow stated that the Contract with the Landscaper stated that Bushes will be trimmed two times per year. John Barlow also stated that Bridgewater's Property starts 12 feet from the back of the buildings. Mr. Denze asked about how often Bridgewater mows their property. John Barlow stated that they cut about 4 times per year.

VI. Election of Officers

- a. Glen Hinnant asked for Volunteers for Ballot Inspectors
 - i. Leland Waters
 - ii. John O'Donnell
 - iii. Lynn Bailey
- b. Glen Hinnant stated that two positions open of the Board of Directors. John Barlow, Lori Grablick Emily Earl, and Arthur Denze submitted their names already.
- c. Glen Hinnant opened nominations from the floor.
 - i. With no other nominations from the floor, Mr. Driver made a motion to close Elections 2nd by Ms. Bailey and carried unanimously.
 - ii. Glen Hinnant asked the Nomee's to tell us a little bit about themselves.
- d. Election of Directors – After the votes were counted the outcome of the Elections was John Barlow and Lori Grablick were elected.

VII. Open Forum

- a. Pete asked about the HOA dues going up. Glen Hinnant explained that because of the rise in costs dues had to be increased. Pete asked since painting has not been done why did Dues have to go up. Glen Hinnant stated that just because painting is behind that is not the only reason that costs have gone up, but the HOA still needs to put money aside every year for painting.
- b. Pete asked why Homeowners are able to extend their patios into common ground. Glen Hinnant stated that the Patios were not extended into common ground, the Homeowners own that property.
- c. Pete stated that some people have extended into common grounds with tables and chairs. Glen Hinnant asked Pete to take a picture and send it into the HOA.
- d. Ms. Simmons asked the status of replacing the grass. John Barlow stated that once the irrigation is up and running, we will see what happens. Glen Hinnant stated that there is Clover everywhere in the grass and it is very hard to kill. Ms. Simmons asked the status of trimming and spraying

weeds in the area around the pavers. Glen Hinnant stated that the Board has asked the trim a little better.

- e. Ms. Denze stated they are cutting the gras to often. John Barlow stated that the grass is cut every Wednesday.
- f. Ms. Simmons asked about trimming of the trees along Bridgewater Property. Glen Hinnant stated that they are Bridgewater Trees. Ms. Simmons stated that she will reach out to County to see what can be done.
- g. Ms. Simmons asked about the Board Meeting Minutes. Glen Hinnant stated the Board dropped the ball about letting the new property manager did not know to send them out. Ms. Simmons also asked about the dates of the meetings.
- h. John Barlow stated that the Pool will open the second Saturday in April and we will have the Annual Cookout on April 22nd. Leland Waters stated that the HOA will get the Burgers and Dogs and that they aske everyone to bring a side dish to share.
- i. John O'Donnell stated that he feels that this in the best Board we have had in years.
- j. UNIT 62 asked about the Tennis Courts. Glen Hinnant stated that they are not being maintained because of the cost and they are not used.
- k. Glen Hinnant stated that a Vote was put out to all Homeowners for Speed Bumps due to the Speeding in the community and the Board was worried about the safety of the children. The vote was not passed by the Homeowners. Glen asked the Homeowners to slow down when driving through the Community.
- l. A Homeowner asked about the Dog and Cat problem in the neighborhood. Glen Hinnant stated that the Board will talk about it at their last meeting and a letter will be going out to all Homeowners with a reminder of the Policy and the Board is going to enforce it going forward because it has gotten out of hand.
- m. A Homeowner stated that they replaced their door and if they paint the door, it will void the warranty.
- n. John Barlow stated that are now 12 Rental Units in the Community.
- o. A Homeowner asked about the Lights at the Pool. John Barlow stated that SCDHEC requires the Lights at the Pool.
- p. A homeowner asked why the Pool can not be open all year. John stated that it is not heated that is why it is closed in the Winter. A Homeowner asked how often the Pool is maintained. John Barlow stated daily when it is open and weekly when it is not.
- q. Glen Hinnant Thanked all the Board Members for what they have done over the past year.

VIII. IRS RESOLUTION

- a. Unit Mr. Denze made a Motion to accept the IRS Resolution seconded by Ms. Grablick and carried.

IX. ADJOURNMANT

- a. Mr. O'Donnell made a motion to adjourn the meeting; Ms. Simmons seconded, and it was approved at 11:04AM.

Respectfully Submitted

Carrie Cannito
Property Manager, Vers-A-Property, LLC