

Minutes

Summerland HOA Board Meeting – April 17, 2025

PMS Status

All files and money finally recovered from PMS.

Cash Available

General Account – \$33,558.00 (Amount on May 1, 2025, after checks for April bills clear.)

Reserve Account - \$1,648.80

Lawn Maintenance

Hamilton Landworks terminated at the end of March 2025.

Palmetto Earthscapes started April 1, 2025.

Sidewalk Repairs – Money not available. Project added to deferred maintenance list.

“Watch Your Step” signs were installed in two places. Two more coming.

Swimming Pool

Pump for recirculation system running 24/7. Chris Reduced to 2 hours per day during closed season which will reduce energy cost by \$2400 per year.

Residents are making donations to replace the pool chlorination system. The current amount exceeds \$5,000.00.

An unofficial vote conducted at the meeting to determine if residents prefer making donations or board issuing special assessments to fix the pool. Approximately 30 people were at the meeting, and it was very close to a unanimous vote for donations.

SC DHEC Change Order Form submitted to permit engineer on 4/21/25 for approval of new chlorinator. Should receive a decision on 4/24/25.

Other pool issues:

One ceiling fan needs to be replaced. The mechanical pump timer needs to be replaced with an astronomical timer (digital timer). Repair work needed on pool side of pool house.

Monthly Financial & Status Reports

Monthly financial reports will be published at the end of each month, that includes amount on hand for both accounts, expenditures and any income.

Committees:

Architectural Review Committee – Randy Carver, Kristy Queen and Pat Watkins.

Architectural Guidelines need review and inclusion of landscaping and builder requirements.

Drawings for resident's swimming pool and deck submitted and under review.

Two Empty Unfinished Homes:

Letters in PMS files were sent to owners of both homes and returned because of incorrect address.

New letters will be sent to the correct address via certified mail shortly. Both homes can be fined for not finishing within one year and not asking for permission for construction to go beyond one year. Need to question annual dues. Normally dues don't start until the house is closed by the homeowner.

Spending Plan

Residents were informed that estimated spending for the remainder of 2025 is \$33,780.00 versus cash on hand at end on May 1, 2025, of \$33,400.00.

Kristy Queen was unanimously elected to replace board member Pat Watkins who resigned. Pat is now on the architectural committee.