

## **Minutes:**

### **Summerland Annual HOA Meeting – October 30, 2025**

#### **Annual HOA Meeting October 30, 2025**

Annual HOA meeting was held on October 30, 2025, at Faith Lutheran Church Fellowship Hall with 22 members eligible to vote attending. Special thanks to Lisa Isenhower for letting us use the fellowship hall. Main purpose of the meeting was to elect a new HOA board for 2026. Only one person volunteered to be on the HOA board and therefore an election was not conducted. HOA Bylaws require that a quorum of 44 voting members must be present at the first annual meeting for an election to occur. That's the second reason a vote for new board members was not conducted. Thanks to the residents that attended the meeting and your interest in Summerland. Three residents notified me they would be out of town during the meeting and thanks to them for letting me know. No other nominations for the 2026 HOA board have been received. Several residents have been asked to serve on the board, and one has possibly agreed to do so. My intent was not to be on the board in 2026, but due to lack of interest, I have no other choice. I will not be President again in 2026.

HOA Bylaws require that a second meeting be held to elect a new board and a quorum of 24 voting members be present to do so. The election can be conducted at a formal meeting or by electronic means according to State Law. Present HOA board will accept nominations or volunteers for the 2026 HOA board through December 19, 2025. At that point, we'll see if there's enough volunteers or nominations to conduct a vote electronically or in person. Electronic voting would require that a list of candidates be emailed to all residents and then each person voted as yes or no. The email is then returned to a person designated by the present board for counting and the results published to all residents. This is the most convenient voting method because of the Holidays. Minimum of 24 emails with votes must be returned for the vote to be legal.

Residents not attending the annual HOA meeting is creating a serious issue. Summerland HOA will not survive unless residents start taking interest in the HOA, participating in meetings and volunteering to be on the HOA board. I've stated this before in monthly status reports and announcements on Facebook. Summerland doesn't exist without an HOA to manage the subdivision. There will be no maintenance of the entrances/common areas, pool will be closed, bills not paid, water cutoff, no insurance, no property taxes paid, and no enforcement of home/yard maintenance. Home values will decline and the

neighborhood will deteriorate to the point that no one will want to live here. It's happened many times before in other subdivisions.

**Other Items Discussed at the Annual Meeting:**

1. Financial updates were passed out to attendees.
2. Updates on two new Summerland developments.
3. Pine straw in both entrances and around pool. Will be completed shortly.
4. Summerland website (summerlandhoa.com) is available for use by residents and possible home buyers.
5. Summerland website for HOA management was cancelled due to lack of interest.

Prior notice was posted on Facebook that the pool circulation pump was making a loud noise and was needing replaced. Pump still functions and is currently running two hours per day and making a loud noise. It's running enough to distribute a small amount of chlorine to the pool. Existing pump is no longer manufactured. SC Department of Environmental Services gave written permission in November to replace the pump with a Pentair variable speed pump within the next 12 months. Cost of the new pump is \$2,500 plus tax and the plan is to issue a special assessment of \$30.00 per household. Pump replacement will occur soon once someone is hired to install the new pump for a reasonable amount and we have a 2026 board in place. New pump will be much quieter and pay for itself in less than two years.

**2025 Summerland HOA Budget as of October 31, 2025**

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**Spending**

**Fixed Costs**

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<b>Category</b>	<b>Vendor</b>	<b>Annual Amount</b>	<b>Amt Remaining</b>
<b>Utilities</b>	Electricity - Dominion	\$3,890.00	\$550.00
	Street Lighting Maintenance - B&L	\$1,889.00	\$0.00
	Water - Batesburg Leesville	\$2,200.00	\$350.00
	<b>Total</b>	<b>\$7,979.00</b>	<b>\$900.00</b>
<b>Taxes</b>	Lexington County	<b>\$170.00</b>	<b>\$0.00</b>
<b>Insurance</b>	Auto Insurers	<b>\$3,165.00</b>	<b>\$527.50</b>
<b>Grounds Maintenance</b>	Palmetto Earthscapes	<b>\$18,460.00</b>	<b>\$1,455.00</b>
<b>Pest Control</b>	Corder Pest Control	<b>\$125.00</b>	<b>\$125.00</b>
	Riley Adams Agent	<b>\$60.00</b>	<b>\$0.00</b>
<b>Tax Preparatation &amp; Filing</b>		<b>\$250.00</b>	<b>\$0.00</b>
<b>Reserve</b>	Transfer General to Reserve	<b>\$2,226.40</b>	<b>\$2,226.40</b>
<b>Postage, Envelopes Misc.</b>		<b>\$100.00</b>	<b>\$0.00</b>
<b>Grand Total Fixed</b>		<b>\$32,535.40</b>	<b>\$5,233.90</b>

**Discretionary Spending**

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<b>Category</b>	<b>Vendor</b>	<b>Amount</b>	<b>Amt Remaining</b>
<b>HOA Management</b>	payhoa.com	\$1,188.00	\$198.00
	Website summerlandhoa.com	\$108.00	\$18.00
	PMS Past Due Bills & 3 Mnths Billing		
	<b>Total</b>	<b>\$1,296.00</b>	<b>\$216.00</b>
<b>Maintenance Repair</b>	Unknow		
	Unknown		
	<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Extra Grounds Maintenance</b>			

Plametto Earthscapes	\$0.00
<b>Total</b>	<b>\$0.00</b>

**Legal Services**

Unknown

**Capital Expenses Misc.**

Unknown

**Pool**

Comporium Phone	\$504.07	\$90.00
DHEC Permit	\$171.88	\$0.00
Ridge LP Pool Service Contract	\$3,200.00	\$100.00
Ridge LP Checmical & Cartidges	\$1,200.00	\$100.00
Repair	\$400.00	
Replacement Furniture/Maintenance	\$0.00	
<b>Total</b>	<b>\$5,475.95</b>	<b>\$290.00</b>

<b>Total Annual Cost</b>	<b>\$38,011.35</b>
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<b>Total Annual Revenue (86 Homes) + Fines</b>	<b>\$44,324.00</b>
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<b>Annual Uncommitted Funds</b>	<b>\$6,312.65</b>
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<b>Total Spending for Remainder of 2025</b>	<b>\$5,523.90</b>
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<b>Current General Account Balance</b>	<b>\$11,722.58</b>
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<b>Donations</b>	
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<b>Total Cash On-hand</b>	<b>\$13,948.58</b>
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<b>Less Spending for Remainder of 2025</b>	<b>\$6,198.68</b>
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<b>Dues Outstanding including Late Fees</b>	<b>\$1,170.00</b>
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