

Summerland HOA Board Meeting – June 3 2025

Agenda:

Cash Available & Spending

General Account – \$28,690 (Amount on June 1, 2025, after checks for May bills cleared.)

Reserve Account - \$1,648.80

Estimated Spending Remainder of 2025 - \$23,721.44 (Includes transfer of \$2,246.40 to reserve account.) See Attached.

Any unpaid dues received?

Sidewalk Repairs – Money not available.

“Need to install 3 caution signs.

Swimming Pool

Chlorinators installed and working. Will significantly reduce chemical cost. May require another adjustment once more people start swimming.

Donations received - \$6400

Equipment and materials cost - \$6,697.49

Spent Amount Greater Than Donations - \$287.49

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.

Keeping D R Horton and other unauthorized residents out of the pool.

Monthly Financial & Status Reports

Monthly financial reports will be published that include amount on hand for both accounts, expenditures and any income. Next publication June 5, 2025.

Committees:

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

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

Drawings for swimming pool and deck submitted by Hope Childers. Approved and construction underway.

Susan Yarborough requested documents for extending backporch. Emailed but no response.

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.

Cost Reduction Items

Cover pool for 8 months that it's closed (Required by SC DHEC). Turn pump off to save electricity. Requires ordering a new pool cover and following process for shutting down and winterizing pool. **Estimated cost savings - \$2,500.00.**

Final Payment to City for Street Lights

Stop payment of \$314.79 per month to B&L for cost difference in regular lights and ornamental lights. Received email from Jay Hendrix, City Manager, stating that the city has been paying the power bill and Summerland HOA has been paying the difference between ornamental and standard streetlights based on a handshake agreement between Ted Luckadoo, previous town manager and Michael Shealy, Summerland developer. Handshake agreement means nothing. Don't think Mr. Hendrix understands the Dominion street lighting rate schedule as approved by the SC Public Service Commission or the Town Ordinances. First, Town Ordinances require that the city provide street lighting, see below.

- **6-13. - Street Lights.**

Residential Standard 15,000 lumen H.P.S streetlights shall be installed at a rate of not less than one streetlight per six (6) lots. The developer shall be responsible for the operating cost of said lights at the standard rate subject to the rate and class of service approved by the South Carolina Public Service Commission until the Town accepts title to the effected subdivisions road infrastructure, at which time the Town will assume responsibility for said operating costs. If the developer elects to install more than one streetlight per six (6) lots, then the operating costs for all such additional streetlights shall be borne by the developer or the residents of the effected subdivision.

Nothing stated about paying the difference between ornamental and standard streetlights. Summerland HOA has paid the city \$37,774.80 to the city because of a handshake agreement between Luckadoo and Shealy. Summerland HOA wasn't contractually required to pay anything. Therefore, city has been notified that unless a signed agreement requiring the payment is provided, final payment will be on June 15, 2025. **This saves \$3,777.48 per year.**

Reduced Pool Chemical Costs

New chlorinators should eliminate the manual addition of chlorine to the pool. Chlorine has been added manually for at least the last two years. Based on adding 3 pounds per day manually costing \$5.00 per pound, annual cost equals \$1,800.00, which is the amount that will be saved.

Three current Dominion Energy electric meters can be eliminated by installing solar panels. Light in the middle of Firefly bridge is fed from a meter at the entrance to the bridge on The Orchard side. South entrance lights and fountain pump are fed from a meter behind the sign on Town Pond. Meter on the opposite side of the north entrance powers the sprinkler system which isn't used. This meter needs to be eliminated now. Average monthly costs for all three are \$120.00. **Replacing with solar will save \$1,440 per year.**

Total Annual Savings - \$9517.48

Other Projects

Develop website for Summerland HOA with access to documents.

Use of PC and software for financials. Needed before issuing annual invoices for dues in November.