

Collins Creek Landing Homeowners Association

Board of Directors Meeting

January 17, 2024

In Attendance

Board Members in attendance were Billy Nichols, Berry Coggeshall, Drew Hanna, Tiffany Plemmons and Barney McArdle. Representing Waccamaw Management, an Associa ® Company, were Marilyn McHone, Community Manager and Cheryl Almond, Community Specialist.

Call to Order- Billy Nichols called the meeting to order at 10:30 am.

Review/Approve October Meeting Minutes

Motion was made by Berry Coggeshall, seconded by Drew Hanna to approve the October meeting minutes as written, all in favor. Motion carried.

Financial Report November 2023

Question arose regarding posting the year-end financials. It is customary to post the CPA Audited finances which typically coincide with the Annual Meeting schedule.

Berry Coggeshall, seconded by Tiffany Plemmons to approve November Financials, all in favor, made motion. Motion carried.

New Business

Management gave a brief update on the landscape walk through with Phoenix, Berry Coggeshall and Drew Hanna. Some of the items noted were the Mulley Grass around the perimeter of the pool for an increase in monitoring to determine if their poor condition is related to overwatering or lack of water. Application of “deer off” is being applied on a constant basis for the plants at the gazebo. The shrubs at the 3 entrances have been significantly shaped up and trimmed back at no cost to the Association.

A landscaping enhancement proposal for Stonington gate was presented for discussion. The quote was considered; however tabled; for further investigation pending the condition of a couple of Oak Trees that may take precedence. Berry Coggeshall and/or Drew Hanna will meet with the Arborist.

It was recommended to hold off on the landscaping enhancement for this year. Advise Landscape Service to hold on distribution of winter rye and make preparation for a landscape enhancement at the Stonington gate next year.

Motion was made by Drew Hanna, seconded by Tiffany Plemmons to move forward on securing the report on selected Oak Trees from the Certified Arborist, all in favor. Motion carried.

Nature Boardwalk proposal - Per inspection/ proposal from Waterbridge, all pile caps, stringers and cross bracing appear to be in very good condition. Management was asked to obtain 2 more inspections using the same scope that was previously presented. A question was raised on the usage of the Boardwalk.

Annual Meeting/Date/Time/Location – Per the Association By - Laws, the date, time and location of the Annual Meeting is determined by the Board. Since Inlet Sq. Mall is no longer an option for meetings, Management was instructed to contact the Murrells Inlet Community Center for availability. Decision was made to hold the Annual Meeting at 5:30 pm, Thursday, June 20, 2024.

Clubhouse Reservation Cleaning Requirements – Decision was made to leave the cleaning requirements as is with the \$100.00 cleaning fee.

DRB Guideline modifications – The redline copy that show the changes in the document, was presented to the Board for review. Wording on page 10, which pertains to basketball goals, should be revised with the language proposed as follows: **“Stationary basketball goals shall be reviewed on a case-by-case basis and, if approved, must be installed in an inconspicuous location not facing the street. Portable basketball goals are an approved option, provided they are stored in an inconspicuous location.”**

Decision pending on the wording related to driveway placement was discussed – Drew and Barney will discuss and send final language to Marilyn McHone.

Management will make the revisions as discussed, proof the Guidelines for grammar, redundancy and punctuation and send back to the Board for final review and approval.

OLD BUSINESS

Surveillance Policy – Tabled until the next meeting.

.Cordoba Court Commons Irrigation – Drew Hanna stated he is working with Georgetown Water on a resolution for this project.

MANAGERS REPORT

Street signs blades, and light fixtures have been cleaned. Clubhouse porch doors replaced, pool fence caps replaced, pool pump electrical panel and exhaust fan has also been replaced. The foam/stucco caps on the brick columns at the fountain entrance have been replaced.

Pressure washing is scheduled for March 25th. Also the trellis will be stained with insecticide additive and the outdoor grills will be prepped for the upcoming season.

Reserve Expenses – Ratify email approval for expense to replace fountain motor for \$2449.34, and brick column caps completed on 1/8/24 for \$2571.40.

Motion made by Drew Hanna, seconded by Berry Coggeshall to approve the ratification, all in favor. Motion carried.

Decorating Committee has been established: Troy Moss, Nancy Atkins and Sharon Hudacko has volunteered to serve. Board is pleased with the job they did for the Christmas Season, although budget for 2023 was unknowingly exceeded. They should work with Management and plan future expenses. The Committee was also asked to properly store the decorations for future usage. US flags displayed at each of the gates will be replaced this spring.

Currently, only 54 MyQ smartphone apps have been issued. Management will send out renewal notices and include homeowners that have not yet signed up.

A homeowner put forth a request for bench at the Stonington/Knotty Pine corner pond. Management was given direction to further research for permanent PARK bench style that could be secured by concrete or anchors.

A homeowner asked if the Board would consider upscaling the lighting at the Clubhouse. The lights around the pool must meet DHEC code with a certain amount of lumens. A concern was raised on safety issues that could arise if a softer/lower light was at the entrance to the Clubhouse. The Board will consider options when the time comes for the need to replace light fixtures.

MEETING DATES

A meeting may be called date/time TBD once the requested updates and quotes are received.

Scheduled Board Meeting - June 18, 2024 at 2:00 pm

Annual Meeting June 20, 2024

Executive Session

DRB violation was discussed –. Management was instructed to contact the Association Attorney for opinion on how to proceed.

ADJOURNMENT

Motion was made by Drew Hanna, seconded by Berry Coggeshall to adjourn, all in favor. Motion carried.

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