

Legend Oaks Plantation Community Association

Annual Membership Meeting

January 28, 2014 | 6:30 PM

Legend Oaks Golf Club (Meeting location changed due to weather closure of Beech Hill Elementary School)

Owners Present: The meeting was represented by 458 in person or by proxy.

Others Present: Karen Colie & Evelyn Cook, The Marshland Communities, LLC

Call to Order: Ms. Janette Chipas, President, called the meeting to order at 6:35 PM in the Legend Oaks Golf Club Dining Room.

Welcome & Acknowledgments: Ms. Chipas introduced members of the Board of Directors and committee chairs present and recognized them for their service over the past year. She also thanked Jim Chickarello, Golf Course manager, for so graciously accommodating the Association's Annual Meeting.

Certification of Quorum: It was stated for the minutes that a quorum was achieved for the purpose of conducting business in accordance with the By-Laws.

Approval of 2013 Annual Meeting Minutes: The minutes from the previous Annual Membership meeting were presented for approval. A motion was made to approve the minutes as written. The motion was seconded and all members present were in favor and the motion passed.

Guest Speaker: County Council Representative, Jay Byars and State Senator Sean Bennett were present to speak to the membership. Mr. Byars updated members on current issues facing the County including roadway improvements, etc. Mr. Bennett provided updates on legislative issues including ethics reform, government restructuring and transportation infrastructure.

Financial Review: Ms. Karen Colie reviewed the 2013 year-end financial report and answered questions from the membership. Total income for 2013 billed to owners was \$213,252.96 of which represented \$175,214 in assessments to Legend Oaks owners and \$13,156 to Highlands owners, and the remaining being late fees, legal fees incurred and billed back to owners and fines for compliance to the community's governing documents.

The Association ended the year with \$101,779.42 in Reserves. It was reported that the Reserves will be critical for long-term capital expenses including maintaining the storm water system (ponds, drainage) that falls under the responsibility of the Association. A current project is underway at Asher Loop to correct erosion of the drainage area affecting several homes and is scheduled to be completed in February. The project will cost the Association approximately \$33,000.00.

The Operating Account was reviewed and it was reported that \$1,897.00 remained past due in Assessments billed for 2013 and \$996.00 from 2012 and \$620.00 from 2011. The remaining amounts due for 2013 include late fees, fines and legal fees related to collection of unpaid assessments and the processing of foreclosures in the community. As of the end of the year, there were 7 owners out of 674 who had not paid their 2013 assessments. Some of these owners are currently in foreclosure.

A motion was made to accept the financial report for 2013 year-end. The motion was seconded and all members present were in favor.

Presentation of 2014 Budget: The 2014 approved budget was reviewed in detail and questions answered by the membership. The assessments will be increased by \$1.00 to \$300.00 and will be due by the end of February.

Unfinished Business:

Year in Review: Ms. Janette Chipas reported to the membership on highlights from the year:

Guidelines Update: The Board of Directors recently completed an update of the Guidelines for the neighborhood. These supplement the Protective Covenants and they are periodically updated to remain current with changing requests, materials and technology. A printed copy of the updated Guidelines was mailed to all homeowners.

Asher Loop Drainage Project: Work will soon be completed on the Asher Loop storm drain canal. This canal is the major funnel for storm water run-off and drains into our retention pond and eventually into the Ashley River through the wetlands. This property is maintained by the HOA as common area and this project will be paid for with HOA reserve funds. The long portion of the canal will be reshaped with a gentler slope to help prevent future erosion. Rip rap rock will be added to critical areas where water flow is fastest to prevent sediment build up. Matting and grass seed will be added to the sides both for aesthetics and stabilization. Where the canal curves and emerges from a short covered stretch, the existing drain pipe will be extended a short distance and then it will be covered with soil.

New Business:

Committee Reports:

Architectural Review: Jimmy Householder, chair of the ARB, reported that this had been a very busy year for ARB requests with the following categories being our most active: New roof (74), Tree Removals (28), Exterior Paint Colors (15), Fences (8), Landscaping/Tree Additions (7) and Decks/Patios (6).

Crime Watch: Matt Kaminsky is the new chair of the Crime Watch Committee. Other than a few random vandalism incidents being reported, things have been very quiet in Legend Oaks. Matt Kaminsky is in regular contact with the Dorchester County Sheriff's Department.

Social Committee: Several successful social events were held throughout the year for both adults and children. The adults only "Dance Away the Mid-Winter Blues" will be held on February 22. The next scheduled children's event will be the Easter Egg Hunt in the spring.

Yard of the Month: Margaret Monthan, chair, let another successful year of Yard of the Month awards. The 2014 season will start up again in April. Margaret will be moving out of state in a few weeks, and this committee is seeking a new volunteer chairperson.

Welcome Committee: This year we had 36 new owners move into our neighborhood and the Welcoming Committee has been kept very busy.

Volunteer Appreciation: Volunteers of the community were recognized and given a gift in appreciation of their service. Members were encouraged to ask a Board Member or the management company about how they can become involved.

Merger of Whispering Fields HOA Amendment: The required votes were achieved to approve the Whispering Field's merger with the Legend Oaks HOA, which will add 31 new members to the Association. Questions about the merger were answered including the financial impact of the merger. It was stated that the income from the 31 new members would cover all expenses related to maintaining the Whispering Fields common property. Additional clarification was provided regarding the budgeted expenses for Whispering Fields landscaping allowance which will decrease once included in the existing contract for Legend Oaks. Janette shared the benefits of having this adjoining neighborhood included under the "umbrella" of our Legend Oaks Covenants and briefly discussed other new developments that are planned in the area.

Election of Directors:

Two positions were available for election for a two-year term. Mr. Jimmy Householder and Mr. David Evans were elected to the board.

There was a warm round of applause for outgoing board president, Janette Chipas and board member Joann Mifeck for their years of dedicated service to the Association.

Adjournment: There being no further business, Ms. Chipas motioned to adjourn the meeting at 8:14 PM.

Respectfully Submitted,

Karen Colie, Association Manager
Evelyn Cook, Association Manager
The Marshland Communities