



**Corey Gardens
Homeowners Association (HOA) Meeting
November 18, 2024**

Board Members in Attendance:

- ❖ Ms. Ann Buck, President
- ❖ Ms. Lisa Stallman, Treasurer
- ❖ Ms. Rita Torner, Secretary

Doug Shorter Property Management (DSPM) Employees in Attendance:

- ❖ Mr. Daryl Shorter
- ❖ Ms. Kristen Surface

Call to Order:

Ms. Buck called the annual HOA meeting to order at 7:08pm and introduced herself, asked the other Board members, the DSPM staff, and the homeowners in attendance to introduce themselves.

One homeowner raised a question about lawncare in her backyard and specifically mentioned leaf blowing. Ms. Buck stated lawncare service is provided but the frequency may not be weekly, but provided as needed. The homeowner will communicate with DSPM to ensure her property is included in the next scheduled lawncare maintenance.

Agenda Discussion:

1. Doug Shorter Property Management (DSPM) Company

Mr. Shorter and Ms. Surface referenced the financial pie chart handout which covered September 1, 2023 – September 30, 2024) Expenses, by percentage, were reflected on a pie chart and broken into nine categories. Insurance, outside services, and property improvements accounted for 85 percent of total expenses. Total Income, Total Expenses, and Net Income were also reflected on the pie chart, as well as the balance of the HOA account with the South Carolina Federal Credit Union (SCFCU).

Mr. Shorter also provided a budget comparison by account code of actual and budgeted income and expenses for the same period as well as the expected actual and budgeted income and expenses for 2025. The handout also reflected the net income summary.

Delinquent account status was also discussed. As of November 18, 2024, twenty homeowners are delinquent which represents 31 percent of total homeowners and a total delinquent amount of \$11,860. Of the \$11,860, four homeowners are \$8,354 delinquent, which is 70 percent of the total delinquent amount. One homeowner inquired if an HOA could place a foreclosure lien on a property. Ms. Torner explained a foreclosure lien is known as a Lis Pendens. Ms. Buck stated it is allowed and currently being considered.

Repairs and maintenance and insurance expenses were higher in 2024 than 2023 which has reduced our liquid asset total. Due to the recent re-roofing, the cost of insurance was reduced by

approximately \$2,500 per year. One homeowner asked if there was an increase in the Regime Fees. Ms. Buck stated no immediate increase is planned; however, future capital improvements and maintenance projects will be carefully evaluated to determine the highest priority and the cost, and an increase in the future may be required.

2. Completed/Planned HOA Projects

Ms. Buck provided an update on the roof, shutters, and porch column replacements. Most recently, the roof of the odd numbered building on Alyssa Lane was replaced.

Shutters and column repair/replacements on the first two buildings on Sandelewood Drive (closest to Central Avenue) have been completed. Depending on availability of funds, the plan is to complete two roof replacements in 2025 and shutter/column replacements on two of the brick buildings per quarter on Sandelewood Drive in 2025.

The exterior power washing was accomplished and is planned again for late Spring 2025 after pollen season has ended.

One tree trimming and a removal of overgrowth in the common area has been completed. The HOA is assessing additional trimming on three trees and consolidating into one project to reduce the cost.

The crepe myrtle trees located along 301 to 315 Amberwood Drive have an aphid infestation and bark scale with is spreading to other crepe myrtles. All crepe myrtles in the neighborhood need to be treated and maintained to prevent further spreading. The HOA has contracted with Arborscape Tree Preservation to administer the treatments, seasonal fertilization, and maintenance for one year.

3. Approval of revised Covenants and Restrictions (C&Rs) and By-Laws

Ms. Torner stated the current C&Rs and By-Laws on file at the Courthouse are dated January 2001 and no electronic version was found. The HOA has been operating on a scanned version and paper copies, at least since she joined the Board in 2017. The draft version for approval has been in the works since 2020.

The draft version was uploaded to our HOA page on the DSPM website on October 31, 2014. Since the upload on the website, Article V was revised to include an additional section entitled Section 8. Sale of Townhouse. The previous Section 8. Transfer Fee is now Section 9.

Both outdated and much of the information is obsolete. Questions and discussion centered on removal of outdated and obsolete information due mostly to the age of the document.

Ms. Torner first asked for a move to accept the C&Rs and By-Laws. Ms. Diane Milani made the motion and Ms. Devenney Mazell seconded the motion. Ms. Buck then asked for a move to accept Article V, Section 8 and 9. Ms. Milani made the motion, and Ms. Mazell seconded the motion. Ms. Buck asked for a vote from the floor for approval of Article V, Section 8 and 9. All present voted to accept Article V, Section 8 and 9; Ms. Buck then asked for a vote from the floor for approval of the C&Rs and By-Laws. All present voted to accept the C&Rs and By-Laws.

4. Election of Vacant Board Positions

Ms. Buck stated the Vice President and At Large positions are open, and Ms. Torner, Secretary, is rolling off the Board; therefore, these positions need to be filled.

Ms. Buck asked for volunteers to fill the Vice President position. No one volunteered; therefore, the Vice President position remains unfilled. The Board encourages the homeowners to consider filling this vacancy.

Ms. Buck then asked for volunteers to fill the position of Secretary. No one present volunteered, and Ms. Buck stated Ms. Stephanie Oberman volunteered to serve as Secretary; however, she had a previous commitment and could not attend the meeting in person. Ms. Buck asked for a move to approve Ms. Oberman as Secretary. Ms. Milani made the motion; Ms. Mazell seconded. All present approved.

Ms. Buck then asked for volunteers to fill the At Large vacancies. Mr. Alex Bonetti volunteered to fill one of the At Large positions. Ms. Buck asked for a move to fill one of the positions; Ms. Mazell made the motion; Ms. Milani seconded. All present approved.

Ms. Buck then asked for volunteers to fill an additional At Large position. Ms. Diane Milani volunteered. Ms. Buck asked for a move to the position. Mr. Bonetti made the motion; Ms. Mazell seconded. All present approved.

5. Question & Answer Session

One homeowner suggested posting signs about these meetings on the bulletin board at the central mailbox area at the clubhouse and also on the two stand-alone metal mailboxes along Sandlewood Drive.

Another homeowner expressed concerns about having only one meeting annually. He asked how often the Board meets and if homeowners could be invited to those meetings as well. The Board meets monthly and agreed to announce and invite the homeowners to attend a meeting quarterly.

Another homeowner stated that some dogs are not controlled by leash in the neighborhood. This is a constant issue and is difficult to control without having evidence to confront the homeowners. It is addressed in the Rules and Guidelines.

Adjournment:

Ms. Buck moved to adjourn the meeting at 8:23p.m.

Respectfully Submitted



Rita Torner, Secretary