

Porcher's Preserve Homeowners Association

2021 Annual Meeting
March 16, 2021
Virtual/"Zoom"

Annual Meeting Minutes

Call to Order: RD Neal Property Management, the association management company, called the 2021 Annual Meeting to order at 6:04pm.

Quorum: In attendance were the Five Board of Directors:

- Jennifer Masse- President
- Luis Ferioli- Vice President
- Bob Harman (by proxy)- Secretary
- Marc Howard- Treasurer
- Kathy Horton- At-large Member

RD Neal Property Management verified quorum- 20 eligible residents were present with 4 proxies. This met the quorum requirement of 10% (5 homeowners) – $24/50 = 48\%$

2020 Overview & Financial Report:

- **COVID-19 UPDATES** – Mr. King, with RD Neal, opened up with HOA and Management response to the COVID-19 Pandemic.
- **Introductions**- RD Neal introduced the Board of Directors, along with the Architectural Control Authority ("ACA")- Mr. Logan Pepchinski and Mr. Larry Jan Inguagiato
- **2020 Year-End Financial Review** - Mr. Trey King with RD Neal reviewed the 2020 year-end financials & expenses with the homeowners.
 - **Vendors**- the Board approved new vendor contracts in 2019 & 2020. "The Greenery of Charleston" was awarded the landscape maintenance contract, which was \$2,520.00 less than the previous company. In August of 2020, U.S. Aquatics was awarded the new pool maintenance contract, citing communication issues with the previous pool management company.
 - **Capital/Major Projects:**
 - Sod replacement- while receiving many homeowner concerns regarding the sod around the mail kiosk and common area, the Board approved moving forward with sod replacement in 2019. This was a "phased in" project and was completed in the Fall of 2020.
 - Debris Removal/Drainage- several of the homes (1176 – 1184 Sharpestowne) that were adjacent to the tree line and trail ponds experienced constant flooding in their backyards. In an effort to improve the drainage, the Board approved moving forward with removing debris and clean up along the tree line. Additionally, the Board approved adding a drainage line, which would connect both ponds and aid discharging the overflow.
 - Pool Lighting Replacement- several of the bulbs were inoperable, and due to liability and safety concerns, it is strongly advised pool lighting remain on during the evenings. The management company has reviewed the bills, and very little usage/cost were affected by this repair.

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- Saltwater Cell/Bio-shield- per the previous pool maintenance company, the saltwater cell schedule replacement is every 3 years, and this was accomplished in March of 2020.
- Signage (March 2021)- with many homeowners voicing concerns of both safety and visibility of the main entrance sign, the Board approved repainting both signs. Mr. Luis Ferioli & Mr. Bob Harman also re-stained the frames and post, and their work was greatly appreciated by both the Board and residents.
- *Operating/Reserve Accounts* - during the year-end report, the Operating Account balance was \$25,019.64, with \$65,369.22 in the reserve account.

2021 Operating/Reserve Review

- **2021 Operating Budget**- RD Neal reviewed the Board approved 2021 Operating Budget, and reported total expenses are projected to be \$87,600.00, with reserve funding to be \$12,000.00 for this fiscal year.

Board Reports & 2021 Goals

- **Pool Opening**- the pool season will officially begin April 1st, and email communication will be sent to outline SCDHEC regulations
- **Community "Beautification Day"**- the Board is inviting all residents to participate in this event, which will take place on Saturday, April 17 from 10am – 1pm. Details of the event will be sent at a later date
- **Rules & Regulations Enforcement (yard maintenance & parking)**- the Board of Directors echoed concerns from the community regarding on-street parking, and detailed the consistent communication via email. Per the Covenants, on-street parking is prohibited, with growing concerns of safety and impeding the flow of traffic for emergency personnel.
- **Porcher's Preserve Community Website**- Jenn Masse, BOD president, unveiled the new HOA website. This will be an informative site, which will hold governing documents, official HOA meetings, along with emergency contacts. You can access the website here:
<https://www.porcherspreserveinfo.com/>

Board of Elections

- There were two board positions available for the 2021 term, with three candidates:
 - Ms. Patti Risley
 - Mr. Scott Schmitz
 - Mr. David Selewski
- RD Neal "called for candidates" and no other residents expressed interest. Therefore, the Association would email the ballots to those that were in attendance, with the online voting to close on Friday, March 19 at 5pm.

Homeowner Discussion – RD Neal opened the discussion feed for Homeowner questions and answers.

- Homeowner asked about funding for capital expenditures, noting the reserve balance hasn't increased since the fiscal year of 2019. Mr. King explained the aforementioned capital projects were paid thru the reserves, with funding still being a surplus per the Reserve Study
- Homeowner noted regime fees were below the projected annual fees in 2019. Mr. King stated there were a few delinquents, with several receivables being deposited in early January 2020

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(payments received on 12/31). Furthermore, the HOA cannot disclose the names of residents who are delinquent, but noted these fees were collected, with the community being up to date.

Adjournment – Residents were thanked for attending the “Zoom” Annual Meeting and meeting was adjourned at 6:47pm.

Initials: _____
Jennifer Masse
President

Luis Ferioli
Vice President

Marc Howard
Treasurer

Bob Harman
Secretary

Kathy Horton
At-large Member