

1. Roll Call

The 2021 Baynard Park POA Annual Meeting was called to order. The following board members were in attendance:

- Jim Rogers
- Gary Fejes
- Chris Goodman
- Susan Bonner
- Liza Ryan

Representing Atlantic States Management (ASM) were:

- Andrea Eddy
- Carrie Murphy
- Lee Benny
- Kerri Cogen

2. Proof of Notice of Meeting or Waiver of Notice

Carrie reported that the notice of the meeting went out on November 9, 2021, in accordance with the bylaws. Today a quorum of 20% was reached and therefore, all business conducted at today's meeting would be official. Today's quorum serves as proof of notice.

3. Reading of Minutes of Preceding Meeting

The minutes of the 2020 Baynard Park POA annual meeting were presented. A motion was made to waive the reading of the minutes and accept them as written. It was seconded and unanimously approved.

4. Election of Inspectors of Election

Carrie Murphy was appointed as the inspector of election with no objection from the floor.

5. Election of Director

Carrie announced this year there were three two-year terms expiring. These were the seats held by Gary Fejes, Chris Goodman and Susan Bonner. Gary and Susan were willing to serve again if reelected and Chris decided not to seek reelection at this time. Stephanie Ahern submitted her name as an interested candidate. As there were no further nominations from the floor, a motion was made to elect Gary, Susan and Stephanie by acclamation. It was seconded and unanimously approved.

6. Reports of Officers

President's Report – Jim gave his report and updated the owners on the following projects:

- The socks for lagoons 3, 4 and 6 were installed. This was a big undertaking and the committee was headed by Gary. He would have more to report later in the meeting. The second phase of this project would take place in 2022.

- The website was overhauled. Liza oversaw this and it was hoped that owners felt communication was improved.
- The landscaping at the cul-de-sacs was updated and the junipers removed. Susan headed this project.
- Landscape improvements were made at the front entrance and the guard house and next year, the updated landscaping would move into the community.
- New LED, solar-powered lights were installed on the brick walls.
- The second phase of the natural gas project was completed. This covered the area from Bainbridge to the pool. Chris oversaw this project.
- The contracts for landscaping, security and lagoon maintenance were reviewed and new contracts were signed.
- The pump station was addressed. The odor was an ongoing problem and the BJWSA installed a system to help eliminate the odor and things should gradually improve.
- The new contract for the entry fountains was finalized and they would now be serviced regularly.
- Work on the gate was ongoing and they would continue to address this in the upcoming year.
- The safety and security committee was established and they continued to look at speeding, people at the pool after hours, etc. as things to be addressed to make the community safer.

He continued and went over the following things for 2022:

- As previously mentioned, the second phase of the socks for the lagoons would be completed.
- They would work with local law enforcement to patrol the community to combat speeding, people running stop signs, underaged children driving golf carts, etc.
- On the gates, they would be working on the kiosk, signage and new software.
- The landscape improvements would continue.
- All POA documents would be uploaded to cloud storage to ensure continuity when there were changes in the board.
- Inventory control for fixed assets would be established.
- No trespassing signs would be installed where there was walking and ATV access to the community.
- Some cameras would be relocated to allow better coverage of areas like the pavilion, the pool, etc.

Treasurer's Report – Gary reported on the financials. He began by thanking everyone for coming. The following points were highlighted:

- The November financials should be completed in the next week or so and would be posted to the website.
- On the September report, the operating account and reserve account balances together gave them a cash position of \$833,708.
- They were \$15K under for the month and about \$700 over budget year-to-date.

- Gate receipts for the year were approximately \$25K.
- On accounts receivables, the outstanding dues, late fees and attorney's fees were about \$19K.
- There were 26 past due accounts three of which had balances over \$3K.
- If anyone needed to set up a payment plan, they should reach out to ASM.
- On the 2022 budget, the increase was \$60 for the year or \$15 a quarter.
- This increase was due mostly to the higher cost of the amenities.
- The contracts and materials like chlorine had increases.
- The other part of the increase was a larger contribution to capital reserves. These were basically their "savings account" and would be needed in the future when they would have to address the roads.
- The capital expenses for 2021 were in the \$62K range and there were no plans for a special assessment in 2022.

Owners had the follow questions at this time:

- An owner said he understood the increase in the pool contract and the price of chlorine. He asked whether the contract would decrease when the chlorine plant in Louisiana was rebuilt. The board said they paid "ala carte" for pool chemicals so this portion of the pool expense should decrease when the plant came back on line.

7. Reports of Committees

ARC – Gary said Dennis (last name) who was the ARC chair was unable to attend tonight's meeting. He gave the following report on his behalf:

- There were 78 applications year-to-date.
- At this time there were no current applications so everything was closed out.
- The modification requests were for things like landscaping, porches, driveways, pavers, tree removal, fences, etc.
- Any exterior modification needed ARC approval and in order to submit an application, an owner must be current on their dues.

Lagoon Committee – Gary and Ken Stankowitz who chaired the committee reported on behalf of the lagoon committee. The following points were made:

- The primary focus last year was the sock erosion on lagoons 3, 4, and 6. Next year they would do lagoon 7 and this work should start in late February or early March.
- An evaluation was completed by Estate Management on all ten lagoons and then they were prioritized on which ones should be addressed first.
- The main focus was on the diminished capacity or water level.
- Weed control was also being addressed at lagoons 7 and 10.
- The algae would take time to dissipate and carp were introduced into the lagoons to help this.
- The work on the socks project was quite costly.
- Quality Lakes continued to provide their lagoon maintenance and at this time, all bubblers, except for the one in lagoon 3, were turned off.

- These would be restarted in February or March and owners were reminded not to turn them on.

Security and Safety – Gary, Jim and John Mulcahy, who was the committee chair, reported on behalf of the security and safety committee and noted the following:

- This was a new committee formed this year.
- The speed trailer at the end of Bainbridge recorded speeds averaging 34 to 38 mph and as high as 50 m.ph and the community speed limit was 20 mph.
- He said adding speed limit signs was on the list but they had to be DOT compliant, etc.
- They were working on the UART paperwork so the police could come in and write tickets.
- They were also looking at private security company. He said they were SLED certified and armed and could issue tickets requiring a court appearance.
- They wouldn't be fulltime but would come in a few times a week.
- They improved the license plate reader so they could get a clearer image.
- The biggest issue with the gates was people being in the wrong lane.
- If owner's had RFIDs that were not working, they should reach out to ASM.
- They were looking for a new card reader and to fix Door King as additional improvements.
- "Tailgating" into the community through the gates continued to be an issue.
- Golf carts should be aware of the gate arm closure so there wouldn't be accident.

Owners had the following questions at this time:

- An owner asked if speeding was being addressed with companies like FedEx and UPS. The committee said they would be addressing this in the upcoming year.
- An owner commented that his RFID sticker didn't always read. The committee said it may need to be moved to the windshield and it was hoped upgrading the reader and moving it would help this as well.

Social Committee – Liza, chair of the committee and Pat Mulcahy reported on behalf of the social committee and noted the following:

- Pat was thanked for all her years as really the whole social committee.
- The committee continued to look for members and it would be appreciated if new people got involved.
- Because of covid, the funds from the social committee budget were used to buy things like tables, tablecloths, coffee pots, etc.
- The committee tried to come up with various events including things like the ice cream social.
- The next event was the golf cart parade and a visit by Santa. It was noted no golf cart was required for this event.
- Upcoming events would be posted to the Facebook page as well as the website.

8. Unfinished Business

There was no unfinished business to bring before the membership.

9. New Business

Clubhouse – Jim said there were several owners who asked about converting one of the pavilions into a clubhouse. A contractor came out and looked at the Pleasant Point Pavilion to give a bid on what it would cost to make this conversion. The screens would be changed out to six-foot windows with a stucco knee-wall. He said HVAC would be installed, etc. The cost was estimated at \$112K. He said the quote for the pool pavilion, which was larger, would be higher. It was noted this was something that would require a community vote if it was to move forward.

Thank you to Chris Goodman – Jim said Chris had been a board member since 2000 and was stepping down this year. The board and the community thanked him for all his work on behalf of Baynard Park over the years.

Owners Comments and Questions – The following items were discussed by the owners and the board:

- An owner commented that it was in Baynard Park's interest, for property values, to keep the golf course at Island West. He wondered if they could partner with them on memberships, etc. The board said they worked with the Island West board on other things and would talk to them about this too.
- An owner asked why golf carts with underage drivers were just waved through the gate. He thought the number of underage drivers was really a safety issue within the community. The board said the people at the gates were really "greeters" and didn't have the ability to stop people per se. He said this was something the security and safety committee would continue to address.
- An owner asked about converting the bocci ball court into a dog park. A member of the Rec board said they looked at this and it was not as simple as just fencing in the area. She said there were DHEC requirements as well as the need for electric and water. She said the Rec board would look at this again in the upcoming year.

10. Adjournment

There being no further business to bring before the membership, the meeting was adjourned.

Note: Meeting minutes are independently transcribed from a digital recording and are only intended to provide a reference summary of the proceedings and not a verbatim record thereof. Atlantic States Management does not retain copies of the recordings once minutes are approved by the Board of Directors.