

**May 21, 2024 HOA Board  
Meeting Minutes**

Present: Tony Bencini, Kathryn Lansfown, Alan, Merlin Owens, Robertta Wallace

Called to order at 5:40 pm@ Socastee Library

Finance a. 180 of 206 units paid

ARC, issue ARC approval for Woods House rebuild , almost identical

Sign Payment of 35,962.34 put in reserve account

Damaged sign is getting fixed. 8000.00  
Of firms contacted 5 said no

Lamp post update, we need to get up to change the sensor on our only owned street light , doesn't turn off

Violation letters went out.

Incident involving violation letter, police report filed. Homeowner threatened a board member. In the future all threats will result in police reports.

Tony will be meeting with the lawyer regarding rules, regulations and fines  
Arc committee appointments Alan Rosenbaum and Roberta Wallace

Meeting minutes will be taken by Roberta Wallace

Discussed violation notifications and that the entire board needs to have access

We discussed new web site and no Facebook posts of HOA business  
Redirect letters of problems to website and have them recorded in writing  
Any threats, file a police report

Next meeting 6/25/2024 at the library at 5:30

Meeting adjourned at 6:45