

**Legend Oaks Homeowners Association III**  
**2011 Annual Meeting Minutes**  
3/24/11

**Board of Directors Present:** Joe Costa and Debra Victa

**Management Present:** Krista Westbury and Suzanne Carriere

- I. **Call to Order:** 7:00pm by Joe Costa
- II. **Proof of Mailing and Verification of Quorum:** Proof of Mailing was presented by Joe Costa and Quorum was confirmed.
- III. **Approval of 2010 meeting minutes:** Motion was made from the floor and seconded by a member of the Association. Motion carried.
- IV. **Officer Report/Old Business:**
  - a. **Budget:** The 2011 Annual Assessment did not increase from the previous year. The Board did approve a budget allowance to repair a specific pond bank that is eroding. This particular pond bank has been repaired and the Board has approved an additional repair off Back Tee in the near future. If feasible, the Board will budget for this type of maintenance every year.
  - b. **Front Entrance:** Lights at the entrance have been upgraded with high voltage lighting. The entrance monument will be power washed after the pollen has cleared.
  - c. **Flooding on Carolinian:** Dorchester County met with many owners that are affected by the flooding in the vicinity of 147-151 Carolinian to discuss the options available. In order to decrease the severity of the flooding in the street, the water level of the pond in that area would need to be lowered 6 inches. The wetlands into which the water flows from the pond is flat, the water backs up during a rain event and slows the pond's discharge. If the pond water level is lowered, there will be greater detention capacity and the pond will drain more quickly. The County has agreed to work on this issue. Additional information can be provided if requested via Community Management Group.
- V. **Committee Reports:** There are two open seats on the Architectural Review Committee. The Board is seeking volunteers. All interested members should contact Community Management Group.
- VI. **New Business:**
  - a. **Elections:** It was announced that there was one Board Seat open with a 3-year term. The open seat was Secretary/Treasurer. The Board opened the floor for any nominees to come forward. One owner stepped forward as a write in candidate. By a majority of votes, the current Secretary/Treasurer was re-elected.
  - b. **Upcoming Events:** Community Garage Sale Saturday, March 26th from 8am - 12pm. Saturday, April 16th community volunteers will be meeting by the Palmetto Forest Pool at 1pm to repaint street signs throughout the community. Paint and cleaning supplies will be provided. The membership was informed that Jay Byars County Councilman and Senator Mike Rose have agreed to meet with HOA I & III in the near future.
- VII. **Adjournment:** This meeting was adjourned at 7:57pm

**Open Discussion:**

- a. Many residents expressed concern about people walking dogs and not picking up their waste. All pet owners are responsible for picking up after their pets. Failure to do so will result in fines.
- b. Residents are concerned about commercial vehicles and trailers that are frequently parked in the street. The Legend Oaks covenants prohibit street parking. Members were reminded that parking on the street can impede traffic and can be a potential danger.
- c. An owner brought up the topic of purchasing a common area (wetlands) behind his home. The Board previously denied this request. The owner suggested an opinion poll of all members in regards to this topic.

Respectfully submitted by,

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Krista Westbury, Community Manager