

FENWICK WOODS HOA MEETING
MINUTES JANUARY 19, 2022

Annual Meeting of the Fenwick Woods Homeowners Association held at Estuary Beans and Barley located at 3538 Meek's Farm Road, Johns Island, SC, on Tuesday, January 19, 2022, from 7:00 pm until 8:23 pm

IN ATTENDANCE:

President: Sherril Reid
Vice President: Kelly Stew Lewis (via virtual meeting)
Treasurer: Aldwin Roman (via virtual meeting)
Secretary: Mary Charlton
Member-at-Large: Justin Follmer
Cedar Management Group Representative: Chandra Shunk

FORMAL AGENDA:

Welcome and Introduction of the existing Board of Directors.
Nomination/Election of open Board Member position.
Question and Answer period.

Meeting began at 7:15 pm and quorum was established.

Introduction of the current Board Members was made by the President.

OLD BUSINESS

An explanation of what projects the HOA Board has undertaken during the past year was made. These include:

1. Repairing the irrigation lines that run through the common areas and the need to hire a company to map out these lines, as Mungo was unable to provide this. This map will be needed to address where various connections are located and to make the necessary repairs.
2. Landscaping that has been done around the ponds to help with erosion including planting various grasses and plants.
3. Landscaping improvements to the empty HOA lot which included adding picnic tables and mulching. The President asked that homeowners please email the Board with any suggestions they might have on further landscaping of the HOA lot or the neighborhood ponds.
4. Electricity issues with the aerator in the last pond and the need to hire someone to fix this issue.

It was then asked by the Board if there were any comments from homeowners on the above items. There were no comments made.

NEW BUSINESS/OPEN DISCUSSION

- An extensive discussion was had between homeowners and the Board regarding the issue of boats being allowed or not in the neighborhood and the recent decision by the Board to not allow boats. A homeowner questioned why this decision was left up to only the Board and not the community as a whole. It was explained that the governing documents give the Board this authority. The specific verbiage contained within the Regulations was given regarding this authority. The Board also explained that the change to not allow boats was based on numerous messages from homeowners who were unhappy with boats being stored in the neighborhood and also the large number of violations being received for boats in driveways and other abuses of the regulation allowing boats.
- Concerns were voiced from several homeowners regarding the inconsistent nature of this decision and their desire to change the governing documents based on a community-wide vote. The Board issued clarifications to the homeowners to explain the four documents that are collectively referred to as the Governing Documents. Board Member, Justin Follmer, explained that changes to the Covenants and Bylaws require majority vote of all homeowners whereas changes to the Regulations and Architectural Guidelines require only a majority vote of the Board Members; the board decision fell into the latter category. It was suggested by the Board that neighbors gather a like-minded group and submit any requests as a neighborhood effort to the Board. An individual homeowner can also retain a lawyer to draft amendments to the Covenants before securing a majority vote of homeowners at the homeowner's expense.
- The concern over the lack of communication from the Board to homeowners regarding the recent change in Board Members was voiced by a homeowner. The fact that the neighborhood residents did not vote for these new members was discussed. It was explained that The Board has the authority, as outlined in the Bylaws, to elect Members without a community vote when Board Members resign. The newly elected Board Member fulfills the remaining term of the resigning member. It was noted that the community has an opportunity to vote for individual Members at the end of each term, which can be found on the HOA website. Homeowners were advised that in addition to the vote at tonight's meeting, two more Board seats would be up for reelection in January 2023.
- The violation submission process was brought up by a homeowner and the question was asked regarding changing from homeowners reporting violations to hiring an independent person outside the neighborhood to submit violations. The prohibitive cost of such was explained by Chandra along with the issues of inspection just once a month and missing many violations throughout the rest of the month were discussed. The idea of having a neighbor assigned to a street they do not live on to report violations was submitted and discussed. Two homeowners volunteered but the idea was tabled.
- It was alleged by several homeowners that at least 2 houses in the neighborhood are being used as multi-family residences and public halfway houses. The issue of the need

to legally prove this was discussed and Chandra asked that the addresses of these residences be emailed to her and she would investigate further and take the necessary action if warranted.

- A homeowner brought up the concern of violations being received for motorhomes being in driveways for limited short periods of time while loading/unloading. It was suggested by Chandra that residents with motorhomes who do not wish to receive a violation during the loading/unloading process email the Board ahead of time to let them know the specific dates the motorhome will be in the driveway so that any violations received during those specific dates may be waived at The Board's authority.
- A homeowner voiced concern over the length of time it was taking for ARC requests to be approved/denied and another homeowner voiced concern that these decisions in writing were not being mailed via USPS in a timely manner, if at all. The Board acknowledged that in some instances, due to circumstances outside the Board's control, it was taking longer than usual for these requests to be addressed. It was stated by the Board that it strives for a goal of 30 days to respond to all ARC requests. It was also made clear that the Board cannot be responsible for US Postal mailing issues which may result in delayed or undelivered mail.
- The homeowners chose to build a list of emails to begin a process of discussions amongst themselves on items that the Board should consider altering and/or bringing to a vote with respect to the Covenants. Victoria Epstein chose to take charge in this regard.

NOMINATION/ELECTION OF THE OPEN BOARD MEMBER POSITION

It was explained that Kelly Stew Lewis holds the current position of Vice President and that her term was up for reelection. It was noted that there were no nomination applications received prior to the meeting. Discussion moved to the floor regarding anyone interested in running for the open position. Initially there were no volunteers. After several minutes, Victoria Epstein declared her intent. Her nomination was seconded and approved. Votes were collected and were counted by Chandra and a non-board member resident. The final count was 15 votes in favor of Kelly Stew Lewis and 11 votes in favor of Victoria Epstein. Kelly Stew Lewis was reelected to Vice President.

MEETING WAS ADJOURNED AT 8:32 PM