

Pine Forest Country Club Community Association, Inc.

Minutes of Board and Officer Work Session

June 03, 2008

I. Call to Order

D. Sherwood Miler, III called to order the work session of the Board and Officers of Pine Forest Country Club Community Association, Inc. at 6:30 pm on June 3, 2008 at 1001 Congressional Blvd, Summerville, SC 29483.

II. Roll Call

Sandy Meier conducted a roll call. The following persons were present:

D. Sherwood Miler, III
Paul Glazar
Lynn Goettee
Sandy Meier
Will Russell

III. Minutes from Last Work Session

Minutes of the May 6, 2008 work session were presented by Sandy Meier. Motion by Paul Glazar to accept the minutes from the May 6, 2008 work session, second by Lynn Goettee. Motion carried.

IV. Treasurer's Report

Will Russell presented the Treasurer's Report. Motion by Lynn Goettee to accept the Treasurer's Report and post it on the website, second by Paul Glazar. Motion carried.

V. President's Report

D. Sherwood Miler, III presented a report detailing the number of annual dues-paying members as of June 3, 2008 as, 496 homes requiring payment of \$140 per year, 7 individually-owned undeveloped lots requiring payment of \$70 per year. Ninety-nine percent of members have paid. Motion by Paul Glazar to accept the President's Report and post the information on the website, second by Will Russell. Motion carried.

VI. Open Issues

a) **Stop Signs**

D. Sherwood Miler, III reported that the Town of Summerville

mandated the stop sign at the intersection of Renau and La Costa and all similar 3-way intersections. The stop sign at the intersection Glen Eagles and Prestwick is to be replaced with a 15mph sign since it is not a 3-way intersection. Paul Gazar motioned to proceed with sign changes according to the town mandate, second by Will Russell. Motion carried.

b) **Second Notices for Unpaid Assessments**

D. Sherwood Miler, III advised that June 6, 2008 was the date given on the registered letters for legal action to be taken against the residents who have not paid 2008 dues.

c) **Resident's Pond Issue**

Motion by D. Sherwood Miler, III, second by Paul Glazar, for D. Sherwood Miler, III, as developer, to write a letter to Diane Wolf regarding her pond complaint. Motion carried.

VII. New Business

a) **Foreclosures and Vacant Homes**

D. Sherwood Miler, III reported on his knowledge of several vacant homes and likely foreclosures within the neighborhood and the effect they may have on the aesthetics of the neighborhood. He will consult with the attorneys to clarify what we, as a homeowners association, can do about lot cleaning and lawn maintenance in the event that a problem develops.

b) **Common Area Land**

D. Sherwood Miler, III presented documents showing the common area land owned by the association.

c) **Accepting Credit Card Payments**

Motion by Sandy Meier, second by D. Sherwood Miler, III, to research the option of accepting payment by credit card for dues plus a convenience fee via the website next year. Motion carried.

d) **Sale of Common Area Land**

D. Sherwood Miler, III presented a request by a resident who would like to purchase a portion of common area land (TMS 129-00-00-126) which is adjacent to the resident's property. Before the issue is discussed further, D. Sherwood Miler, III will inquire with attorneys to see if the homeowners association is able to sell common area land.

e) **Letters Received from Residents**

Motion by D. Sherwood Miler, III, second by Paul Glazar, for the Association to write letters to Diane Wolf and Greg Harris regarding their complaints and that those letters could be sent by email. Motion carried.

f) **Minutes of Annual Meeting**

Motion by D. Sherwood Miler, III, second by Lynn Goettee, that D. Sherwood Miler, III will obtain from Chellis and Frampton minutes of the annual meeting and that those minutes should be posted on the website. Motion carried.

VIII. Next Work Session

The next board and officer work session is scheduled for November 12, 2008 at 6:00 pm at 1001 Congressional Blvd, Summerville, SC 29483

IX. Adjournment

Motion by D. Sherwood Miler, III, second by Lynn Goettee to adjourn. Motion carried.

Minutes submitted by: Sandy Meier

Minutes approved by:

Sherwood Miler
Lynn Goettee
Will Russell