



Minutes of the Property Owners Association  
Board of Directors  
Tuesday, March 2, 2011 - 6 P.M.

Board Members Present:

Steven Leslie  
Frank McCormack  
Sammy Pangle  
Nancy Sanders  
Sue Cole  
Jim Mahanes

Board Members not Present

Chuck Chandek

Steven Leslie called the meeting to order at 6 PM and outlined the agenda. The minutes of the last Board Meeting of January 14, 2011 were approved.

**Election of officers:** Chuck Chandek was the President elect, but had notified the Board that he would be unable to assume the Position, due to the growth of his business. This was a new issue for the Board so we elected a new President Elect. Steven, the present President and previous President graciously agreed to stay on for another year and at the meeting next year, January 2012, Sammy Pangle, who agreed to serve at President Elect, will become President for **one** year. This was a unanimous vote. Treasurer, Frank McCormack, Secretary, Sue Cole, and Architectural Review Chairman, Jim Mahanes will all stay in tact for one more year. Nancy Sanders and Chuck Chandek will be on the Nominating Committee.

**Snow & Ice Road Maintenance Contract:** Sammy Pangle has thoroughly researched businesses for a possible contract to address any future snow and ice issues within The Rock. No one has been willing to really address it and give us a quote, since you can't tell how bad the situation will be. Sammy Pangle said he himself would be willing to help. Jim Mahanes made a motion to have Sammy look into purchasing the necessary equipment he could put on his Jeep to help with this problem. We would subsidize him for this work and equipment. Nancy Sanders seconded the motion. Motion passed.

**POA Website:** The ROCK, LLC owners have developed a website for The Rock and we (the Board) are interested in being added to it as a link for property owners to view. We also would post the minutes so all can be informed. Steven is talking to Larry about this possibility and the cost involved.

Page 2 - POA minutes - March 2, 2011

### **Board Meeting Dates for 2011:**

POA Board Meetings are held on the first Tuesday of every other month at the Clubhouse 6 PM. Remaining meetings are as follows: Tuesday, May 3; Tuesday, July 12; Tuesday, September 6; Tuesday, November 1, 2011.

**Laptop for POA use:** We feel it is necessary to purchase a Laptop for the Treasurer assist him in keeping up to date records of all financial transactions. Possible cost would be \$1000. We are looking into this.

**Landscaping Contract & Budget:** We need a landscaping company to attend to the needs of The Rock. Now that the law suit has been settled we have some funds for this. Steven Leslie and Sammy Pangle are making contacts. It was discussed to possibly take \$12,000 out of the General Fund and put into a Beautification Fund for this project for this year.

**2011 Budget:** Frank McCormack, Treasurer, will revise parts of the 2011 budget. Our legal costs will be reduced, but not totally disappear. He is sending out another round of bills to people who owe dues and have not paid. We feel if we constantly remind owners of their unpaid bills and the interest growing all the time, maybe it will shake them into paying the money we so desperately need. Our cash on hand is approximately \$40,000 from received dues, and our road fund is \$81,000.

**Sliding Rock Road:** We want to appoint a committee to start the process of meeting and coming up with a strategy for the people who use the SR Road, but do not pay POA dues because to where they live and not being part of The Rock community boundaries. We will ask them to contribute their fair share of the constant maintenance costs. This won't be easy and we know will be met with some resistance. Steven is meeting with Judy Williams, the managing partner of the golf course to set up a luncheon for all parties to discuss..

**Water Issue:** The water issue at The Rock is a huge problem, one that constantly causes problems and is always being temporarily fixed. We are contacting, David Holmes, to investigate the legal process of applying pressure to DHEC in Columbia, who has done nothing to help us.

Jimmy Roberts, a previous Board member, would like copies of all the minutes. The website that we hopefully will be linked to would take care of this request.

Page Three - POA minutes - March 2, 2011

Henry Sullivan will send every property owner a new copy of the approved CCR's within the next 30 days and a notice that the lawsuit has been settled for all parties and issues.

There being no further issues, the meeting was adjourned at 7:50 PM.

Respectfully submitted,

Sue Cole, Secretary