

Foxwood Hill Property Owners Association
Board of Directors
June 14, 2025

Present

- Sonya Hale, President
- Keith Cagle, Vice-President
- Treasurer, Dan Delano
- Dawn Markelon, Secretary
- William K. Thompson, Board Member
- Mike Ablan, Board Member
- Johnny Urraca, Board Member

The meeting was called to order at 9:03AM by President Hale. All members present joined in the Pledge of Allegiance. Hale reminded those in attendance about the code of conduct.

Community members attending via phone/web were asked to mute their phones.

Minutes of the Last Meeting – Board Member Bill Thompson

Thompson made a motion to approve the minutes as written based on the Board approval in February 2024. Cagle seconded; motion carried.

Treasurers Report – Mark Pendleton reported on behalf of Delano

Balance Sheet Comparison:

- Overall Assets as of 4/30/2025 were \$2,222,529, \$257,385(13.1%) over prior year.
 - Total Bank deposits are \$51, 951 below prior year, but Other Current Assets were \$27, 236 favorable driven primarily by Undeposited Funds.
 - Total Fixed Assets increased by \$282,100 with significant increases driven by building improvements (\$205,866 year over year) and the Pool Renovation (Kiddy Pool \$104,150 YoY).
- Liabilities & Equity were impacted by ACC Deposits (increased \$32,550), New Security Vehicle Loan (39,496) and a Net Increase in Reserve Fund of \$90,746.

YTD Budget Comparison – Month 1

- Income
 - Current Year Revenue exceeds Budget by \$109,841
 - Restaurant Revenue is \$10,276 below Budget. Action Plans are being developed and implemented to offset this shortage. Recent Clubhouse construction has negatively impacted April and May.
 - Other Revenue is \$5,960 below Budget, due primarily by Lien & Attorney Fees and Interest Earned. Both are timing issues.
 - Land Sale Proceeds exceeds Budget by \$27,981 driven by the sale of 5 lots.
- Expense
 - Total Restaurant is \$2,374 favorable, but when compared to the Revenue shortfall we would have expected a lower expense.
 - General Expenses exceeded Budget by \$24,228. This was driven by Legal Collections, Building Interior improvements (to be moved to CapEx), Postage for Annual Meeting, Property Taxes, and Auto Insurance (timing issue).
 - Comfort Station expense exceeded Budget by \$3,441. Driven primarily by Water Heater replacement cost and Payroll booked to the wrong department (to be corrected in May).
 - Repairs & Maintenance is above Budget, driven by Payroll OT On Call expenses.
 - Security Expenses exceeded Budget by \$4,253 driven primarily by Payroll. We had a requirement to have a second officer accompany a new Security Officer, so this was a one-time situation and expense.
 - Swimming Pool expenses exceeded Budget by \$4,346. This was driven by the timing of pool supply purchases (e.g chemicals). This is expected to be absorbed over the coming months.
 - Code Enforcement is a new Budget. Expenses are \$4,777 favorable, but this is mostly a timing issue and will normalize in the coming months.
 - Total Expenses are \$30,432 unfavorable.
- Net Income (Controllable NOI) is \$85,216 favorable to Budget.

Reserve Accounts

- Road Reserves are at \$449,643 at the end of April, with a substantial increase in the month driven by Member payments of the Special Assessment. Road projects will be active through the balance of the year.

- CapEx Reserves are at \$63,336, this after project spending of \$175,194 YTD. Project include new floors for the Clubhouse, a new Security Vehicle, Kitchen HVAC, and Sewer Line repairs in the Clubhouse.

Restaurant sales were down due to the closure of the clubhouse during the construction of the new drainage pipes. We don't buy food if we know we will be closed. Payroll was reduced due to closure; however, the cook still receives his salary.

General Managers Report – Mark Pendleton

GM Pendleton started his report outlining the Board approved monthly Healthcare stipend of \$300 for full-time employees and \$150 for part-time employees working 20+ hours per week that went into effect March 1, 2025. This is a huge help in getting our employees' insurance. It doesn't replace what they can get through healthcare.gov, it's in addition to those benefits, that's why the plan was chosen.

Casey Pouge has been volunteering for ACC and has come on board as a part-time permitting Code Enforcement Officer working 30 hours a week.

Chelsea Howard has rejoined the bar and restaurant staff as a wait person and fills in as a bartender.

A new HVAC system and duct work in the Kitchen along with corresponding electrical repairs that had to be made. That unit was over 20 years old, so it had to be replaced. A new hot water heater, again with corresponding electrical work that needed to be done at Hatteras I. A new water lines in the cabana kitchen for the hand sink and mop sink and a dish sink. We believe we are now DHEC compliant downstairs in the cabana. We extended the wall into the men's locker room to allow for prep space in the cabana as well.

We removed the showers in the men's and women's locker rooms as only two of the existing 8 showers worked. There was a sewage line in front of each and to replace that sewage line would have cost more than to just reroute the line, so we routed them both into the main sewage line. The main sewage line along with all the feeder lines have been replaced. We had a difficult time with the line outside as we kept running into line and cables. Hammer Head and in less than a day, they pushed a liner through the pipe. We still need to clean up if we plan to landscape. A section of the cement pad between the back of the pool house and dumpsters needs to be replaced, and Roto Rooter will come back to complete that. All of the toilets and urinals are all working. The showers are almost completed. The tile came in for the ADA showers, so they are

starting work on that. After that there is some finish work, like trim work and ceiling tiles, that needs to be done to complete the job. Mark expressed thanks to Bill Bela, Jim Sample and Darren McCain who have worked tirelessly to complete this project.

The floors downstairs were re-done because the concrete and tile were so dug up that we decided to just go forward with redoing the entire floor. There will be an additional coat of grit applied as a safety measure.

We have a new restaurant management system called TOAST has been implemented that will allow wait staff to take orders in the bar and around the pool and allow us to take payments as well. We will eventually be able to send out a link with the menu which will allow members to order online and place takeout orders.

A new security vehicle, a 2025 Dodge Durango, has been purchased. A new Zero Turn mower and a new trailer for hauling landscaping equipment have been purchased and we replaced the solenoid in the big tracker, the John Deer.

Security - Captain Jeffrey Carrol

Captain Carrol shared that he and his two officers received extended SLED training on OC and baton training. In addition, they will receive an 8–10-hour course on verbal de-escalation and proper hands-on technique. He said that we are a community, and we really need to do a better job of checking on one another. He asked that If you don't like your neighbors, then call security if something seems weird, and he or one of his team members will check on them. It's hot people's air stops working and he doesn't want to find out he could have helped days earlier. He stated that they have medical equipment and are more than happy to check on anyone. He also stated that the number of calls in the report looked skewed due to the confidential nature of medical calls. He expressed how Casey has done a tremendous job in cleaning up Kingston and the rest of the community. Jeffrey explained what the red and blue lights mean. If he is inside or on the border of Foxwood hills and his blue lights are on he's on his way to a call or involved in a call. If he's outside of Foxwood Hills with no magnets on his vehicle and he's running lights and sirens, he's on an Oconee County first responder call.

Casey Pougé, April of 2024, she became a volunteer ACC Chairman, The Board acknowledge how many hours it takes. Mike Riefert is now the new chair of the ACC. As of April 2025, she became an employee. They are still working on involving other committee members in the permit process. We had 8 extensions from previous years. We've had 37 new permits since our March 2025 meeting.

- 6 lot improvements consisting of pipe replacements or tree trimming, mostly in the RV sections
- 1 new deck
- 1 lot clearing
- 4 new fences
- 3 manufactured homes
- 10 new constructions
- 3 RV placements
- 9 sheds

We currently have 129 active permits. We have closed 33 permits since March 2025. Casey stated If anyone needs an extension, notify ACC because as of April 1, 2025, there are new guidelines that allow us to collect \$250 for an extension. Also notify the ACC If you've completed a project. Casey expressed thanks to the members as they are her eyes and ears and asked that the community continue to let her know what they see.

As for code enforcement, we are working diligently to clean up the community. There are a few lots that are starting to clean up. There is a violation form that allows 1st, 2nd and 3rd notices to be enforced for:

- trash and debris
- overgrowth of weeds
- accumulation of cut or fallen trees
- unregistered, untagged and/or non-operational vehicles
- unlawful structures
- unauthorized livestock
- leave of a Port-O-Potty or dumpster at a building site
- building materials on the road or another lot

After 15 days of no response to the violation, the second notification is sent, and after the third notification, the fines of \$33.33 per day are applied. There have been 32 violation notifications sent out to members by certified return receipt to allow tracking. 13 of those have been closed. President Hale stated that you are not fined immediately, that you have every opportunity to resolve the issue before being fined. Casey reiterated the procedure per President Hale's request, also stating, If we see progress, we don't proceed with the notifications, we will work with you. A question was asked about filing liens. Mark stated we have put a process in place where he gathers as much information as possible to proceed with filing liens to ensure their success.

Evidence includes each violation, photos with date and time stamp and any communications that have taken place. To date, there have been no lien's place on any property due to violations. President Hale stated that we've "beefed" up the documentation to ensure the liens be enforceable. Kacy stated that foreclosures take a long time and asked that members be patient.

Real Estate Update – Susan Mangubat

Susan presented documentation with lots that have sold which were about 22 lots on the MLS. On the tax deed there were 43 that changed hands as opposed to 80 last year. We are moving a little slower this year, she doesn't think we will feel it until next quarter. Lot prices are around \$11,000 as opposed to when she first started, they were around \$2,500 per lot, so we've really improved the pricing of our lots. There is a ton of building going on. Per square foot we are running much higher than other counties due to lake sale. Oconee county is at about \$197 per square foot. Prices are starting to come down this year as far as houses are concerned. Interior homes are on the market for about 49 days; lakefront are about 95 days on market. The market is a lot slower than last year due to the government, but we are starting to see buyers coming into the market again. There are a lot of new developments in Oconee County. Big builders can sell at \$189 per square foot but the quality is not there. However, they offer huge incentives to entice buyers. 6.6% conventional loan, USDA FHA are around 5.5%. South Carolina offers an incentive of \$10,000 loan for home buyers. President Hale asked if Foxwood Hills has a dedicated page. Susan stated the calls and inquiries come directly to her.

Roads Committee – Russ Dukeman - Chair

Russ started with a thank you to Casey, stating how lucky we are to have her on board. The roads committee is currently paving, completing groundwork and drainage work. They have had the challenge of working through the rain however they are pushing through. Russ handed out a list of roads they are planning to work on. They plan to start with the arteries that are in bad shape. They prioritized each area after driving through the community. They started in Hatteras, then they will go to Newbury and continue to the other sections. He encouraged emailing him with issues members see. Russ stated that new construction poses a double edge sword. These roads were not built to handle large vehicles on the roads with concrete and wood. The contractors cooperate as much as they can. Casey mentioned she takes video of the roads prior to beginning construction. If it's proven that damage was done by the contractors, they do not get their \$1,000 deposit returned.

Communications and Marketing – Beth Patterson

We have revised the Handbook which is under review. We developed the associations Newsletter after the last meeting, and we will do so after this meeting. We will also start monthly updates beginning in July 2025. Maria has developed over 100 flyers and announcements since the last meeting. For marketing efforts, we are hosting a Business Afterhours event with the Oconee Chamber which will be held on August 19th. The objective is to promote our POA lots and showcase this great community. We also plan to showcase a home in the Fall issue of the Journal. Three times a year the Journal does an “ask the expert” and Foxwood Hills was showcased this weekend. The article was passed out to the members.

Neighborhood Watch – Mike Ablan on behalf of Muffy Chase

Security report for May 2025 reported they had 398 stops for the month of May. They had 69 calls total. One report was made, four notes, one arrest, some administrative assistance, 13 emergency calls of which 4 were for fires, 2 were for weapons, 7 were medical. There were 27 non-emergency calls, 9 were for violations, 5 for suspicious persons, 2 were agency assist with the Sheriff's Depart. And 1 was for a burglary or a theft. Neighborhood watch made many notices on our neighborhood watch Facebook page for lost dogs, lost cats, vehicle break ins, the algae bloom, and a tent by the lake. The new South Carolina golf cart seatbelt law which goes into effect July 1, 2025, will be enforced. Children under 12 years old shall be buckled in and only licensed drivers 16 and older are allowed to drive a golf cart and are required to have their license on them. Seat belt kits are available on Amazon and Walmart.

Social Committee – Tathy Ellis

There is a social committee meeting scheduled for Monday, 6/15, with notes to follow.

New Business

ACC Committee Charter - Keith Cagle

The purpose of this committee is to administer the associated guidelines to oversee changes and modifications to the property through the application and appeals process. It's an established process designed to balance the interest of the individual property owners and the community as a whole ensuring that the architectural guidelines are met and that property values are protected. Mike Reifert is the chair; he will select the

committee members who will serve for one year and each term begins on March 1st. They will manage the application process, monitor the community for violations and standards, make subjective, objective decisions with homeowners about guidelines compliance, make recommendations to the BOD, Review guidelines for adequacy, educate the community about guidelines and attending advisory meetings, and providing reports to the Board of Directors.

Bill Thompson made a motion to accept the Charter for the ACC and President Hale seconded. Motion approved.

Legal Update – Sony Hale

Chris Pearce requested the addresses and phone numbers of all members of the community. He has been denied by the court, he appealed it, the judge said no and now he wants to take it to the South Carolina appeals court. A lot of the legal expenses you see are due to this case.

A former employee has sued us for sexual discrimination because we did not hire her for the GM position. The lawyers have filed a motion, also the EOC denied her claim.

President Hale emphasized that the pool attendants are there for the safety of our members and must be obeyed and respected. Members should not argue with the pool staff. If music you are playing has foul language and they tell you it's not appropriate, you shut the music down. If you're throwing a football at the pool and they tell you not to, you stop. She also mentioned that all Air BNB's need to follow the community rules as well.

Open Forum – Community Members

Kelly Rembert – posed a question to Capt. Jeffrey Carrol; Are poles on the golfcart still required? Capt. Carrol stated there are now decals to put on your golf cart window. Kelly also asked about golf cart parking. Jeffrey stated golf carts can park in any open space if there is no golf cart parking available. She asked that some communication be put out with regards to babies at the pool with regard to swim diapers and asked that Carol be put on the agenda for Pool reporting. She also asked that Carol be given a budget for pool toys that are approved by the pool staff. What happened to the quilt square? Mark Pendleton said that it will be going up on the side of the building over the next two or three weeks.

Perry Slaton – Wanted to recognize Marie Stamey saying she's been on our social media pages offering factual clear and concise information. Thank you, Maria, for your hard work.

Patrick Coates, is the board going to look at the cost of a backup generator in the case of lost power for an extended period of time. President Hale stated that we have looked into a generator. Mark Pendleton stated we did receive a bid for \$87,000 due to the way the building is wired. It's almost impossible to pick a location to electrify without significant rewiring. We met with Blue Ridge, and they explained the bid. Jackie Hennessy suggested a stand in generator instead.

Marty Davis – Who is working on updated by-laws and what is the procedure for selecting who is working on them? President Hale stated we will not do a complete overhaul of the by-laws. We will make revisions Article by Article. If you would like to be on the By-law committee there is an email that you can send your name too.

Jim Sampson – There is a stop sign that needs to be replaced on Saddlewood Drive it has a shot gun hole in it. The garbage is the worst I've seen in the 25 years I've been here. The mower is not being utilized properly, he's not cutting back the trees. There is a ditch across the street from me that is not draining properly. I've been asking for 5 years and I'm getting tired of asking. The gravel and water are coming into my landscape.

Dan Delano expressed his apology to the Board and the members for not being on time to the meeting.

Meeting Adjourned @ 11:00