



BROOKHAVEN ANNUAL HOA MEETING

January 21, 2023

Minutes

The Annual Meeting of the Brookhaven HOA was held at 1320 North Springs Recreation Center from 11:00 a.m.- 1:00 p.m. The Rec Center had overbooked so we had to use the tent area for our meeting. Bathrooms can still be used in the Rec Center building.

Sylvia J. Beall, President, called the meeting to order at 11:05 am.

Board Members Present:

Sylvia J. Beall, Annette Hamilton, Judy Hart, Willie Horton, Jacqueline Williams

Sylvia welcomed everyone to the Annual Meeting. Sylvia explained the Rules of The Road using Roberts Rules. Sylvia shared that the Homeowner Forum would start at 12:30; please write your questions, statements, thoughts, etc. on paper to be read at that time by the chair. The Chair/Speaker will acknowledge participant(s); no personal situations can be addressed in the meeting; two minutes per statement or less; respectful of all speakers; Security Guard present

Nomination Chair Marlene Biggs read off the nominees Judy Hart and Willie Horton for the 2 vacant 3-year positions.

As an uncontested slate the Nomination Chair moved that we elect by acclamation Judy Hart and Willie Horton, unanimous acceptance.

Sylvia introduced Captain Chris Duke our Region 6 Captain and Deputy Deidre Ball Community Action Team (CAT) who shared the working relationship with our community. He shared some statistics and answered any questions.

Richland County Recycle Supervisor Syndi Castelluccio shared some of the county regulations regarding carts and recycle items left at the curb. Syndi left some brochures and answered questions from the homeowners.

Altru Suvankar Ganguly reviewed his company and some suggestions to homeowners in keeping the community aware of steps to take to keep the community safe and secure. Hethen answered a couple of questions from the homeowners. He left a flyer with tips to be distributed.

Rules of the Road were then shared and Homeowner Forum to be at 12:30. Forum form was also distributed to those interested in presenting their questions, concerns, and issues.



President's/Board Report

The Board of Directors wants to **thank** all Homeowners for their support of the Board over the past year; the cooperation in maintaining the integrity we want in our community and the support to each other.

ARC

ARCs are done usually every week due to the rising cost of construction materials; Applications should include a picture; 97 requested ARC's-most approved, several approved with modifications; when denied usually not enough information included in the application

Assessment

Increased to \$185.00 for 2023; please include your account number

Back to School Bash

Thank you to everyone who contributed to the many school supplies given out

Bank

CMG is now using Alliance Bank

Board

Quarterly Meetings are being held for the Board; Board Members attended all community activities; The Board answered questions, emails, phone calls and had lots of conversations with homeowners; still looking for location for amenities;

Brookhaven Angels

Three families were sponsored this year. A big thank you too all that participated

Cedar Management Group (CMG)

Weekly meetings are held and daily contacts are made for all inquiries by homeowners; inspectors process was explained; violations can be appealed or asked to be removed if not your car/house/issue; Customer Service is really important, please let the Board know if there are any issues

Committee Activities

Due to COVID most committees were on hold unless a need arises; all processes have been set up for smooth operations

Communication

Ongoing communication via Reader Board, Tuesday Reminders, Weekly Covenants



Facebook, Webpage, updated all documents after the election; minutes are on CMG and our community website; Bulletin for non-email owners; Newspaper articles; Educated residents of different processes; Answered emails, building email listing; handled phone calls; personal meetings; Annual Meeting Letter mailed; Assessment Invoice mailed; Budget mailed; 98 Welcome Packets were distributed

Community Service

Clothing donations to several families; Bedding for some families; Clean sweep netted 19 tons of trash; ThanksGIVING; Holiday Blessings, Brookhaven Angels; Food Bags monthly; if anyone is in need please email the HOA for resources-all kept confidential

Contracts

Towing; Landscape; Management Company; Security; Insurance are all on contract

County Report

ATT fiberoptics all around community completed; Hobart closing in the works; 64 Buckled sidewalks ongoing being addressed by engineer; Streets cleaned by county; Storm drains being clean out - Do not put stuff down them; Attended Council Meetings; Hobart paved near railroad tracks - going to be cleaned up on a regular basis; Speed Bumps not enough signatures from homeowners to install; Communicating with Council Pugh and other council members; Sidewalk approved for Spring Park entrance final stage for implementation; Holding Ponds fixed; Represented at Richland County Neighborhood Community; Attended Sewage Hearings; COMET input; Retention Ponds Being worked on; Tractor trailers near hospital being removed; Trash around empty buildings being picked up near Lowes; 29 tax bills paid; on rental tax bill paid; Hotel, restaurant and Wells Fargo going near Krogers

Dominion Energy

They have completed their underground work; they placed seed and gravel at the backend of Westmoreland; trimmed trees on Spring Park

Entrepreneurs In Brookhaven

Rotate weekly via email our 49 Entrepreneurs information; we don't endorse just list as a resource

Events

Minors must be accompanied by an adult at any activities; Participation for all activities in 2022 were 698 families; Hayride; Christmas Party for children; Christmas Party for adults; Caroling; Bingo/Game Night on hold due to COVID; National Night Out





Financial

Quarterly past due invoices are mailed; 458 accounts over \$400.00 accounts turned over to attorney for collection; Late fee of \$25.00 applied to any balance over 100.00 monthly; Please make a payment plan if you cannot pay your assessment or violations

HOA Rental

Family continuing to rent; leak in ceiling

Landscaping

Tree replacing at Spring Park entrance; Fountain in retention pond at front being placed; Reader board being lite up once electric is in place;
Landscape Plan phase 1 and 2 done: Westmoreland pampas grass and elephant ears;
Spring Park Roses Azaleas one side and Butterfly Camellias near fences;
Car accident at wall paid for damages; Stop signs, littering, deer signs all installed and replaced; Lights replaced throughout community; person picking up trash weekly being paid;

Legal

Almost 390 cases at attorneys for collection; 14 foreclosures; researching status of Vacant homes; SC Homeowners Rescue Program SCHRP

Lighting

Residents can call in lights when they are out; We are calling them in as we see them
And following up; 31 replaced

New Homeowners

85 Houses were sold for 2022; HOA gets 50.00 Capitalization fee per house

Policy Approved

Drone Policy approved 10/10/22; Tenant Policy approved 5/1/22

RSVP

Please RSVP when events request so as location, food, materials ordering per RSVP

School Support

Principals/Counselors input in our community by food truck area; Advisory Group for local schools requesting Board Member to attend

Security

2021

over

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hoabrookhaven@yahoo.com

www.ourbrookhavenhoa.com



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Thank you to Altru; Working with authorities; Surveillance needs
List of driveways we can sit at if needed; working on parking safety issues; House checks when owner on vacation; sees Trunks open, Car doors open, Garage doors open all night; Give us a cell phone number so we can alert you of issues

Sheriff

Plain clothes throughout the night; Unmarked cars; Speeding; Running stop signs; Call in any unusual circumstance or person or car; give video to authorities; Prowlers; Sheriff Support
Support Sheriff Lott in gun safety, repeat offenders' law, Hate crime
Anyone that wants to support effort at council/legislative sessions let us know
Met with Code Enforcer
Expired tags
Cars parked in back yard, no tags call Ombudsman
Communicating with CAT, Code Enforcer, Supervisor of Sheriff

Social Media

The Board does not take direction from any social media

Sunshine

Let us know to send a card for anything: Congratulations, Babies, Get well, Illness, Death, Marriage;63 sent

Survey Summary

313 received; Overall, the Board was rated Excellent, CMG Good, Security good, Activities just right; Communication just right

Thank You

Thanks to everyone who have given suggestions, supported the HOA during the Year

Updates


No DCCR changes (Declaration of Covenants Conditions Restrictions Easements Charges and Liens) ARC Guidelines no changes

Violations

Number of Properties Inspected 1058 Monthly: **Violation Categories:** Exterior Maintenance; ARC; Improper Storage; Vehicles top violations; Board assists Inspector during inspections; Submit picture of completed issue so it can be noted and possible request fine removal

Website

2021

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hoabrookhaven@yahoo.com www.ourbrookhavenhoa.com  [ourbrookhavenhoa](https://www.facebook.com/ourbrookhavenhoa)
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Gallery set up monthly; Submit pictures; documents updated and posted; Forms out on website

Minutes approval

January 2022 minutes approved and will be posted

Financial Update

2023 Operating Budget mailed out; Delinquent Accounts \$198,000.00

Meeting adjourned as attendees contentious would not let speakers continue meeting within order

Rest of information was shared by minutes

Old Business

Calendar of Events 2023

Looking into Bus Trip to NY for holiday; continue with same activities from last year; trying to partner with NS Rec for Bingo and Game Night

Education Sessions

Please let us know Topics and any potential Speakers; February will be Solar

Surveillance

Let us know if we can use your house when necessary

County Hearings

Please show up at County hearings to voice your concerns

Annual Meeting

Any suggestions for next year's speaker(s) let us know

New Business

Lease Property Amendment

Drafted by our attorney; 51 % signatures needed in order to adopt; Attorney developed document; any questions please ask; Document limits number of homes in Brookhaven as rentals; Basic homeowner needs to live in home for first 24 months when first purchased; Open ended until we get the number of signatures

2023 Plan of Action

Landscaping will be continue to place sod and trim tree

Amenities

2021

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Still looking for any land we can build a playground, basketball court, picnic/pavilion (top 3 on survey); Free Little Library location still being researched; Pool membership with local HOA being worked on

What Can I Do

For the Betterment of Brookhaven

See something Say something Do something handout

Anytime you have a video of unwanted activity call authorities

Violations take pictures and submit to CMG anonymously

Submit ARC for anything being done outside front of your homw

Keep current information on file cell phone

Contact HOA/CMG not social media for answers

Any suggestions welcomed anytime

Report lights out to Dominion

Call the Ombudsman's office for any county issue

When you see sprinklers running during the day let us know

Street Signs down call the county

Let us know about any vacant houses

RSVP so Seating, food quantities can be available; email # adult/children

Homeowners Forum 12:30

Forum Form questions submitted were addressed by email and the Virtual Community Forum

"In the past there was mention of a possibility to partner with a local golf, swimming and tennis club, is that still on the table?"

"Why every time I called the HOA I can't speak to a real person?"

"Why are violations only mailed 1 time a year and not every time you post a fine and include a picture?"

"How many times is the common areas cleaned and why can't cameras be put up to incur fines for violators?"

"What about people walking around in the middle of the night?"



“Why don’t we have speed bumps?”

“How are we going to enforce the parking violations?”

“Why are some issues not addressed in emails?”

“Who receives emails?”

“Is there a site to go to in order to view past dues for community and what is being done to collect past dues?”

“There is a lot of negativity being spread to the point that I am unsure of what is true or false. I personally have not been feeling bad about Brookhaven. I have seen a lot of positives within our neighborhood.”

“Why can’t we come up with a plan to stop papers from being thrown in our driveways?”

“What is being done about blocking a driveway?”

“How many HOA meetings are there per year? How is the number chosen?”

“Why aren’t there monthly or quarterly financial statements?”

“People pay for their homes and should not be told about having or getting rid of pets.”

“How many members are on the Board?”

“Fences facing Spring Park are they the homeowner’s responsibility or are they the builders responsibility?”

“How is the Annual Brookhaven HOA Survey used?”

“Where can I find a Financial Statement?”

“When is the Hobart Crossing Being Reopened?”

“How often are inspections done and by whom?”

“What is the Assessment fee used for?”

For the good of the HOA

Thank you extended to homeowners for attending the meeting

Next Year’s Annual Meeting January 20, 2024

Respectfully submitted

Brookhaven HOA Board