LAKE SANTEE PROPERTY OWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
April 9, 2025

I call to order the April monthly board meeting of the Lake Santee Property Owners Association. Welcome to all membership in attendance. During the closed Executive meeting preceding this meeting there were no votes taken on items requiring a motion. All subjects requiring a motion, a second, and a vote will be discussed here.

The Lake Santee Property Owners Association Board of Directors met on April 9, 2025 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Craig Stilwell, Polly Fox, Tony Adelman, Autumn Hurm, Aaron Fitzgerald, Ryan King, and Gina Julien (via phone). The employees present were John Foudray and Rick Crawford. Members present were Deb Foudray (1142), Tom & Jodi DePalma (218), Connie Adelman (198), Amy Ewing (157), Lacy Hunt (912), Scott & Debbie Higginbotham (1338), Donna Knight (108), Steve & Deb Yost (803), Sally Kennedy (876), Paul Gosnell (1147), Doug Lecher (1357), and Debra Haboush (536)

President Knight called for a review of the minutes of the March 12, 2025 meeting. The minutes were approved on a motion by Craig, seconded by Polly.

Tony gave a brief review of the Treasurer's report. The Treasurer's report was approved subject to review. Tony then presented the following bills to the Board for approval:

Aquatic Control	$	2,800.00	New Point Stone	$	586.84
Cardinal Pest Control	$	55.00	Premier Companies	$	2,007.28
Choate, Angela	$	52.50	RBSK	$	138.00
Civil & Environmental Consultants	$	5,100.00	Summit Microsystems	$	50.00
Colonial Life	$	194.64	Telispire	$	105.00
Crawford, Rick	$	35.00	The Office Shop	$	48.03
Greensburg Tool & Supply	$	81.86	Tops Home Center	$	18.54
Hamilton & Tebbe Law Office	$	350.00			
JS McCullough Excavating	$	31,240.00			
Lake Santee RWWD	$	626.02	*Bills Paid Prior*		
Lecher, John	$	257.60	Elan Financial Services (ACH)	$	8,825.39
McReynolds IT Solutions	$	409.19	Pitney Bowes (ACH)	$	212.61
Murphy Insurance	$	3,328.00	**Total all disbursements**	**$**	**56,579.82**
Marina					
Lake Santee RWWD	$	245.09			
RBSK	$	91.00			
Total all disbursements	**$**	**336.09**			

After the presentation, the bills were approved for payment on a motion by Craig, seconded by Polly.

MEMBER INTRODUCTIONS AND COMMENTS
Members were asked to introduce themselves and were given the opportunity to express comments.

- A member asked the board to approve a stone placed in the garden that the Booster Club did after the pine trees were removed by the main parking lot. The stone would be in memory of Nancy Frederickson.

- Sally Kennedy thanked everyone for a successful race and the cleanup.

CORRESPONDENCE

- Received an email and a phone call concerning the same loose dog around Santee Drive and Apache Trail that was aggressive to members walking. The dog is light brown and is possibly a pit bull mix. Please take photos of the loose dog and call Security if you see it.
- Received an email on three (3) other repeat offenders of loose dogs.

COMMITTEE REPORTS

Rules & Regulations – Craig Stilwell for Nathan Walsman

Rule 12.27 Contractors Dredging Requirement – 2nd reading

Proposed Rule
Rule 12.27: Contractors providing Over-Water Lakebed Construction/Dredging or Shoreline Lakebed Construction/Dredging are required to provide the following insurance requirements:

Over-Water Lakebed Construction/Dredging:

- Insurance Requirements for general contractors:
    - General Insurance: Minimum $2 million.
    - Umbrella Liability Insurance: Minimum $5 million.
    - Workers Compensation Insurance: Minimum $1 million.
    - Pollution Liability Insurance: Minimum $0.5 million.

Shoreline Lakebed Construction/Dredging:

- Insurance Requirements for general contractors:
    - General Insurance: Minimum $2 million.
    - Workers' Compensation Insurance: Minimum $0.1 million.

Definitions of Over-Water and Shoreline Lakebed Construction/Dredging are as follows:

- Over-Water Lakebed Construction/Dredging: The use of heavy construction equipment on or in the lake—which could involve dredging, excavation, or other operations that take place directly in the water.
- Shoreline Lakebed Construction/Dredging: The use of heavy construction equipment from the shoreline or near the water, where the work occurs on land adjacent to the water rather than directly in the lake itself. This could include construction of embankments, retaining walls, or other infrastructure near or along the water's edge. General shore maintenance and dock installation excluded with approved permits.

Rationale:
Provide minimum requirements for contractors, in order to mitigate the risks of contractors working in and around the lake.

Craig made a motion to accept the 2nd reading, Autumn seconded the motion, and the motion passed unanimously.

Recreation – Craig Stilwell

The following recreation events occurred since the March 12, 2025 LSPOA meeting:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- 3-person bid euchre tournament March 19th and April 9th

Upcoming recreation events include:

- Bid euchre - every Tuesday
- Trivia – every Thursday
- Music Trivia – every Sunday
- The annual Easter Egg hunt for the community youth is scheduled for April 19th at 11:00 a.m. Volunteers are encouraged to join us Friday, April 18th at 11:00 a.m. to stuff the eggs.
- Our summer recreation schedule kicks off Saturday, May 24th with a concert by Rusty Bladen and his band in the amphitheater at 7:00 p.m.
- 3 person Bid Euchre tournament – 4th Wednesday

Community Room Committee – Craig Stilwell

There were two (2) Community Room rentals in the month of March.

Lakes & Beaches – Gina Julien

Dredging Update:

Private dredging will be available to members this spring/summer at your expense. Please contact John Lecher at the main office to get on the list for dredging. You will be contacted by McCullough Excavating for pricing details.

The next round of LSPOA dredging will be conducted in the Fishing Cove during 2027 pending soil site prep.

Membership – Polly Fox

We had two (2) New Memberships in the month of March, including but not limited to:
Valerie Ross Lot 189

There will be a Membership Orientation meeting on April 26, 2025 starting at 9:00 am in the Community Room open to and encouraged for all membership. New members, especially, are requested to attend. We will be covering numerous topics including Rules & Regulations, a tour of our website, trash and recycle information, introduction of clubs, recreation update and activities, boater and safety information, invasive species, silt and sedimentation update and a Lakeview Wellness presentation. Please mark your calendar for April 26, 2025 from 9:00 - 11:30 am and join us for a continental breakfast. If the weather permits, there will boat rides available after the meeting.

Marina – Polly Fox

We have revisited the urgency and possibility of upgrading the pumps and fuel system for the marina. It is imperative that we get this done as the chase pipe and product piping, dispensers and sump pans are all

in critical need of replacement. Per regulatory requirements and fire code, we need to add an Emergency Stop and Emergency Phone near the dispensing site(s). We also need to account for tax on the project.

Polly made a motion to approve up to $8050 to add these requirements to our new fueling system and cover the project tax. Ryan seconded the motion, and the motion carried unanimously.

Marina Shop
The Spring/Summer hours for the Marina Shop are in effect now:

Tuesday - Saturday	8:00 am - 5:00 pm
Sunday	12:00 pm - 3:00 pm
Monday	Closed

Lakeview Wellness (Marina House)

- The Inaugural Run the Santee on March 29th was a great success with 130 participants.
- Stop by Fridays in April from 9–11 AM for April Coffee Talk to hear what's happening, see draft design plans, and help shape the future of Lakeview Wellness.
- June 28, 2025: Blood Drive in honor of Noah Hughes

Lakeview Wellness has applied for numerous grants for improvement and remodel of the Marina House structure to better serve the needs of the community and clientele they serve. If you have not seen the build out plans, please contact Sally at Lakeview Wellness to check them out or attend one of the Friday Coffee Talks in April. We will address in the New Business portion of this meeting an extension to the Marina House lease, in order to better situate Lakeview Wellness for the possibility of these grant opportunities.

Marina Store
The Marina Store Spring/Summer hours will take effect May 1, 2025 as follows:

Tuesday - Thursday	10:00 am - 6:00 pm
Friday - Saturday	10:00 am - 7:00 pm
Sunday	10:00 am - 4:00 pm
Monday	Closed

Please continue to patronize the lessees of the marina property: Lakeview Wellness, Robbins on the Dock and Lake Santee Marine Service. Thank you for your support of these business operations.

Building Committee – Ryan King
The following Building Permits were issued in March:

Petro, Jim & Holly	343	Home Addition
Weisenbach, Chuck & Jane	1371	Deck
Gray, Steve & Cathy	911	Boat Dock
Flynn, Brook & April	474	Culvert
Snuffer, David	192	Seawall

Clean Up – Ryan King
Roadside cleanup rounds were completed on March 29, 2025 resulting in six (6) thank you letters, five (5) 2nd notice letters & six (6) courtesy letters.

Ryan made a motion to approve a roadside litter pick up around the lake on Saturday, May 3rd. Aaron seconded the motion, the motion passed unanimously.

Roads & Maintenance – Aaron Fitzgerald

- 30 utility locates
- 12 sewer tank calls
- 9 water calls
- 1 water tap

Maintenance department burned brush on the north end of the lake, by the lake silt. They also cleared culverts that were plugged.
The new dump truck was recently received and is getting equipped and set up.
Maintenance finished a new dive platform and are just waiting for warm weather to put into the lake.
Maintenance is also getting all mowing equipment ready for mowing season.

Security – Autumn Hurm

The back up camera has been installed on the security truck to improve safety. A "Body Camera" has been ordered for use on the Security Boat this summer. We will be adding staff for summer help, especially to improve safe boating on the water and increase time spent on the water.

Boating season is fast approaching. PLEASE take time to review the rules of Lake Santee in the member handbook. There is a Boating Section in the rules and regulations. If you allow someone to drive your boat, it is your responsibility that they know the rules of the lake.

There will be additional security team meetings in the next two months to discuss safety videos.
These videos will target boat owners to improve their knowledge of Lake Santee rules and also to provide general boating safety tips.

There is a short video under the NEWS tab in the member portal on boater safety and the top five (5) boater safety rules. We will also provide safety information at the Member Orientation meeting and provide ride a longs in May and June for interested members to go out on the lake and discuss all those buoys!

Weather permitting, on Saturday, May 31 at 10 AM there will be a Ride Along for members to review the lake rules. If you are interested, please notify the lake office.

In closing here are a few of the rules that are unique to Lake Santee:

1. ONLY 2 PEOPLE CAN BE PULLED BEHIND A POWER CRAFT AT ANY TIME, INCLUDING TUBERS
2. IDLE SPEED (NO WAKE) FROM DUSK TO DAWN, PLEASE WATCH THE LIGHT AT THE DAM FOR GUIDANCE. RED LIGHT MEANS NO WAKE
3. ALL BOATS MOVE IN A COUNTERCLOCKWISE DIRECTION ON THE LAKE, MERGE RIGHT WHEN ENTERING FROM COVES
4. NO STANDING OR MOVING ABOUT THE BOAT WHEN ABOVE IDLE SPEED.
5. GOLF CART DRIVERS MUST BE 16 OR OVER

Remember to put your stickers on your boats, kayaks, and other water vehicles prior to launching.

OLD BUSINESS

Long-Range Planning Committee update – update from Ryan

The long-range planning committee met on 4-1-25 to discuss updates from each of the committee members. We also reviewed the current revision of the upcoming survey as a group. Revision 1 of the survey was sent out to all long-range planning committee members.

Data & feedback collected will be utilized to improve the final product of the survey that will be sent out very soon.

NEW BUSINESS

- Lakeview Wellness build out - Polly made motion to approve the Lakeview Wellness buildout as presented to the board. Ryan seconded the motion, and the motion carried unanimously.

- Lakeview Wellness lease option - Craig made a motion to approve the Lakeview Wellness lease option for another ten (10) years as discussed in the executive meeting. Autumn seconded the motion, and the motion carried

- Employee Performance bonuses - Polly made a motion to approve the Employee Performance bonuses as discussed in the executive meeting. Ryan seconded the motion, and the motion carried with two (2) abstentions

- Transfer $75,000 from LSPOA to Marina for slip rentals and marina assessment payments. Tony made a motion to transfer $75,000 from LSPOA checking account to the Marina account for slip rentals and marina assessment payments. Polly seconded the motion, and the motion carried unanimously.

- Asking price 2002 Dodge pickup 4X4 with 104,399 miles. Craig made a motion to list the 2002 Dodge pickup 4X4 with a starting point of $6,500. Aaron seconded the motion, and the motion passed unanimously.

- Aaron made a motion that John could accept an offer no lower than the minimum, as discussed in the meeting. Polly seconded the motion, and the motion passed unanimously.

- Restaurant lease. We will have their counteroffer to our proposed lease. Aaron made a motion to make a counteroffer to The Hangout's counteroffer submitted to the board. Craig seconded the motion, and the motion carried,

MANAGER'S REPORT

Correction on Summer Trash/Recycle hours. They will begin on Thursday, **May** 1st.

Heavy Trash will be from Thursday May 29th – Sunday June 8th.

I want to express my gratitude to Nancy Fredrickson for her commitment to the community. She left many fingerprints around the lake, and they are etched in our history. She provided me with her insights, leadership and passion for our future. Thank you, Nancy!

There being no further business, _____ moved to adjourn, seconded by _____, motion carried. The next regular meeting will be held on May 14, 2025 at 7:30 PM

in the Community Room. The minutes are subject to approval by the LSPOA Board of Directors at the May 14, 2025 meeting.

Respectfully submitted,

Tony Adelman, Secretary