LAKE SANTEE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
November 12, 2025

President Steven Knight called to order the November monthly board meeting of the Lake Santee Property Owners Association. Steve welcomed all membership in attendance.

The Lake Santee Property Owners Association Board of Directors met on November 12, 2025 in the Community Room. President Steve Knight presided and called the meeting to order at 7:30 PM. Other Directors present were Nathan Walsman, Michael Dora, Polly Fox, Craig Stilwell, Gina Julien (virtual), Steve Gray, and Ryan King. Members in attendance were Chris Elmore (530), Deb Foudray (1142), Tom & Jodi DePalma (218), Mark Hirt (1107), Scott Higinbotham (1338), Deb & Steve Yost (803), Nancy Ranz (601), Carl & Diane Maurer (178), Amy Ewing (157), Lisa Clark (1421), Donna Knight (108), Nancy Adderley (708), Connie & Tony Adelman (198), Lacy Hunt (912), Kim Stilwell (201), and Rick Crawford (1482).

President Knight called for a review of the minutes of the October 8, 2025 meeting. The minutes were approved on a motion by Polly, seconded by Craig.

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

Aquatic Control	$	10,673.25	Rumpke	$	1,477.00
Best Way Disposal	$	598.05	Shelby Tire & Auto	$	2,308.87
Cardinal Pest Control	$	55.00	Steve Meyer Trucking, Inc.	$	10,000.00
Colonial Life	$	194.64	Stone's NAPA	$	26.73
Crawford, Rick	$	51.10	Summit Microsystems	$	50.00
Crossman Fire & Safety	$	122.00	Telispire	$	105.00
DISA	$	65.00	Thackery & Sons	$	4,790.20
Elan Financial	$	3,718.28	The Office Shop	$	136.88
FilterShine	$	60.00	Trade & Industrial Supply	$	278.20
Gillman Home Center	$	135.32	Total	$	49,614.95
Greensburg Tool & Supply	$	501.89			
Koenig	$	30.00	*Bills Paid Prior*		
Lake Santee RWWD	$	600.50	Best Way	$	408.43
Lecher, John	$	193.54	Dec Co Treasurer	$	1,435.24
McReynolds IT Solutions	$	600.00	Pierle, Phil	$	600.00
Murphy Insurance	$	12,763.00	Premier Companies	$	2,343.26
RBSK	$	80.50	**Total all disbursements**	**$**	**54,401.88**

Marina					
Lake Santee RWWD	$	285.15			
Midwest Maintenance	$	4,764.60	*Bills Paid Prior*		
New Point Stone	$	1,450.18	Dec Co Treasurer	$	2,703.42
RBSK	$	57.00			
Straber Oil	$	2,255.70	**Total all disbursements**	**$**	**11,516.05**

After presentation, the bills were approved for payment on a motion by Nathan, seconded by Ryan.

MEMBER INTRODUCTIONS AND COMMENTS

Members were asked to introduce themselves and were given the opportunity to express comments.

- Member said there is a company that is sponsoring solar lights on the trees at the front gate. We will be holding a community event where kids can hang ornaments on the trees.
- Members stated they would like to receive P&L statements for the marina at the monthly meetings.
- Member stated they believe there should be better maintenance around the marina properties.
- Member said there has been a boat for sale for extended amount of time and asked what the penalty would be. Craig said he will look at this through the Clean Up Committee.
- Member had concern about any additional contributions from the LSPOA to Lakeview Wellness.

CORRESPONDENCE

- A member requested trees be trimmed or removed on an association lot. John Foudray is working with tree contractors on bids.

COMMITTEE REPORTS

Rules & Regulations – Nathan Walsman

2nd Reading – Rule 12.17

Current Rule:

12.17 Continuous fencing may be no higher than 48 inches and will not be allowed to excessively block the view of any property owner from any direction, as determined by a majority of the Building Committee. Privacy fencing/screening will be allowed up to 72 inches maximum height and total length of 16' in any incremental configuration as long as the privacy fencing/screening abide by the same setback requirements to the road right aways (30'), normal high-water level (50'), and property lines of abutting property owner (10'). Privacy fencing/screening includes landscaping or plantings intended to provide a visual barrier. The privacy fencing/screening shall not obstruct the view of the lake, common areas, or the streets from the neighboring properties as determined by a majority of the Building Committee.

Proposed Rule:

12.17 Continuous fencing may be no higher than 48 inches, **with the exception of chain link fencing which is permitted to be 60" tall**, and will not be allowed to excessively block the view of any property owner from any direction, as determined by a majority of the Building Committee. Privacy fencing/screening will be allowed up to 72 inches maximum height and total length of 16' in any incremental configuration as long as the privacy fencing/screening abide by the same setback requirements to the road right aways (30'), normal high-water level (50'), and property lines of abutting property owner (10'). Privacy fencing/screening includes landscaping or plantings intended to provide a visual barrier. The privacy fencing/screening shall not obstruct the view of the lake, common areas, or the streets from the neighboring properties as determined by a majority of the Building Committee.

Rationale

Chain link fencing does not obstruct the views as much as other types of fencing and often times the additional height is required to keep pets contained.

Motion made by Nathan to accept the second reading, seconded by Michael. Motion passed 2nd reading.

Nathan made a motion to accept as 3rd reading, Steve Gray seconded, and the motion carried and the rule is approved.

1st Reading – Rule 13.8

Current Rule:
13.8 Domestic animals must be kept tied or under control and not be permitted to run free. Animals running loose may be picked up and held at the maintenance building or turned over to the applicable county agency. The animal may be reclaimed from the Association by paying such fee as established by the Board of Directors. If reclaiming from the county, fees will have to be paid to that agency as necessary.

Proposed Rule:

13.8 **Customary household pets** must be kept tied or under control and not be permitted to run free. Animals running loose may be picked up and held at the maintenance building or turned over to the applicable county agency. The animal may be reclaimed from the Association by paying such fee as established by the Board of Directors. If reclaiming from the county, fees will have to be paid to that agency as necessary.

Rationale

Match terminology with Restrictions

Nathan motioned to accept the 1st reading, Michael seconded, and the motion carried.

1st Reading – Rule 13.9

Current Rule:

13.9 No member shall own, harbor or keep more than three (3) household domestic animals over one (1) year of age. In accordance with the Subdivision Restrictions, no fowl or animals other than customary household pets are to be kept. The number of pens for domestic animals shall be limited to one measuring 150 SF or less, which may be sub-divided, and shall be located in accordance with the Land Restrictions. Building permits are required as specified in rule 12.2. Only chain link, vinyl and wood fencing permitted, no woven wire. Prime consideration shall be given to neighbors when establishing and approving a location. Any shelters within or around the pen shall be such that they appear neat and not detract from the overall appearance. Prefabricated pens should be placed on a level area or prepared level surface.

Proposed Rule:

13.9 No member shall own, harbor or keep more than three (3) **customary household pets** over one (1) year of age. In accordance with the Subdivision Restrictions, no fowl or animals other than customary household pets are to be kept. The number of pens for **customary household pets** shall be limited to one

measuring 150 SF or less, which may be sub-divided, and shall be located in accordance with the Land Restrictions. Building permits are required as specified in rule 12.2. Only chain link, vinyl and wood fencing permitted, no woven wire. Prime consideration shall be given to neighbors when establishing and approving a location. Any shelters within or around the pen shall be such that they appear neat and not detract from the overall appearance. Prefabricated pens should be placed on a level area or prepared level surface.

Rationale

Match terminology with Restrictions

Nathan motioned to accept the 1st reading, Craig seconded, and the motion carried.

1st Reading – Rule 13.10

Current Rule:

13.10 Each fall we will open the gate for lake lowering by November 1st and the gate will be closed not later than the first day of March the following year. Only in the event of dredging or in an emergency, or for planned LSPOA/LSRWWD repair/maintenance will the gate be opened or closed at any other time. The winter water level will be set between 3 ft. and 4 ft. 9 in. below overflow elevation.

Proposed Rule:

13.10 Each fall we will open the gate for lake lowering by November 1st and the gate will be closed not later than the first day of March the following year. Only in the event of dredging or in an emergency, or for planned LSPOA/LSRWWD repair/maintenance will the gate be opened or closed at any other time. The winter water level will be set between 3 ft. and **3 ft 6 in.** below overflow elevation.

Rationale

Update with maximum lake level lowering as designed by the Lake Santee Regional Waste & Water District water plant raw water inlet design.

Nathan motioned to accept the 1st reading, Polly seconded, and the motion carried.

Recreation – Steve Gray

The following recreation events occurred since the October 8th, 2025 LSPOA meeting:

- A concert with the Belair's on Oct 11th at 7:00PM
- Trunk or Treat – October 25th from 5:30PM to 7:30PM

Upcoming recreation events include:

- Bid euchre Tournament - Nov 19th from 1:00PM to 4:00PM
- Lake Santee Connection Dinner – Nov 19th at 6:30PM
- Breakfast with Santa - December 13 from 9:00AM-11:00AM

Community Room Committee – Steve Gray
There was 1 community room rental in the month of October.

Lakes & Beaches – Gina Julien

No report this month.

Membership – Polly Fox

We welcome 8 new memberships in the month of October including:

Jordan Colson	460
Janet Crosby	1427
Thomas & Melanie Dennison	643

Marina – Polly Fox

Marina

The new fuel system was installed September 10. Thank you for your patience with the new system install. Although all is working, we have had a few issues to get ironed out including slow pumping, the 911 phone line and we continue to monitor that debit cards are working. If the fuel is slow pumping, it likely has been the low level of fuel in the tanks, but if that happens, reset the lever and that can help. The tanks have now been filled.

The Lakeview Wellness and Lake Santee Marine Service lease amendments as approved in September are completed.

Marina Store

Mr. Robbins has vacated the Marina Store. We thank him and his family for their time, effort and service to our community over the past couple of years. We currently have three interested parties in leasing the marina store. We will be meeting with those parties later this week and hope to have a recommendation for Board approval in December. In the meantime, gas will be available at the land pump by credit/debit card only.

Marina Shop

Nothing new to report at this time.

Lakeview Wellness (Marina House)

Lakeview Wellness is nearing their goal for the IHDCA matching grant. If you have not yet contributed to the maintenance and improvement of one of our great community assets, please consider doing so. We are hopeful that we will start to see many of these improvements taking place by early spring.

Building Committee – Craig Stilwell

The following Building Permits were issued in October:

Carmine & Michele DiLonardo	591	House Addition
Kevin & Christy Meyer	578	House Addition
Melanie & Thomas Dennison	643	Shingles & Gutters
Dr. Andrew Taff	148	Shingles
Kim Crouch	87	Roof Decking & Shingles
Scott & Nancy Ranz	601	Garage Addition
Dayna McCormick	1101	Asphalt Shingles
James & Kathy Biles	1401 & 1402	Outbuilding

Clean Up – Craig Stilwell

Nothing new to report this month.

Roads & Maintenance – Aaron Fitzgerald

General maintenance has been ongoing.

Security – Ryan King

- MILES- 1678
- HOURS PATROL- 465
- HOURS ON CALL- 279
- RADAR- 17
- ROAD WARNINGS- 1
- ROAD CITATIONS- 1
- WATER WARNINGS- 0
- WATER CITATIONS- 0
- ROAD ISSUES- 2
- WATER ISSUES- 0
- ASSIST CVFD, DCSD, DCEMS- 4
- ANIMAL CALLS DOMESTIC, WILDLIFE- 6
- REMOVE NON-MEMBERS- 1
- VANDALISM- 0
- PROPERTY OWNER CALLS- 23
- RV/CAMPER CHECKS- 10
- GOLF CART INSP.- 2
- SOLICITORS- 0

SECURITY REMINDERS FROM THE TEAM

POSSIBLE SLICK ROADS AND SIDEWALKS TAKE YOUR TIME AND SLOW DOWN!
LET US BE GOOD NEIGHBORS, AND WATCH OUT FOR ONE ANOTHER.
SEE SOMETHING SAY SOMETHING!

OLD BUSINESS

- Long Range Planning Committee Update
    - The subcommittees final recommendations have been submitted and are being compiled to present to membership and the board.

- Thank you for the membership input as well as assistance from Steve Knight, John Lecher and the following subcommittees:
  - Amenities: Deb Haboush, Brian Lakin, Harlin Smith, Jeff Griffin, and Angela Walterman
  - Membership Communication: Ryan King, Mike Manlic, and Lisa McPherson
  - Property and Operations: Deb Foudray, Nancy Ranz, Chris Elmore, Maurie Goodwin, and Mark Hirt
  - Lake Comparison: Stephanie Schene, Ana Hooten, and Jenni Hanna
  - Revenue Generation: Carol Goodwin, Mike Manlic, and Tom DePalma
  - Finance: Steve Yost, Craig Stillwell, and Tony Adelman

NEW BUSINESS

- Sale of blue truck to replace transmission in white truck, Polly motion to sell, Steve seconded, and the motion carried.
- 2 sets of truck tires, Nathan motioned to approve the purchase of the tires, Craig seconded, and the motion passed.
- Additional marina parking $1,200, Polly motioned to approve up to $1200 to prep the area for additional parking, Ryan seconded, and the motion passed.
- Special Event — Lakeview Wellness Comedy Show 11/23 in Fire Station #2 here at the lake. Polly motioned to approve the special event, Nathan seconded and the motion passed.
- Up to $5,000 to Lakeview Wellness fundraiser Polly motioned to approve up to $5,000 to the Lakeview Wellness fundraiser if needed to get the matching funds, Nathan seconded and the motion passed.
- Employee insurance change – topic was tabled while awaiting additional information.
- Special Events — The Lake Santee Connection. Polly motioned to accept the special event, Steve seconded and the motion passed.
- Approve 3 speed humps front gate Craig motioned to approve, Nathan seconded and the motion passed.

MANAGER'S REPORT

The Lake office will be closed on the following days for holidays. November 27 & 28, Dec 25 & 26 and Jan 1 & 2.

During this season of Thanksgiving, I would like to Thank all of the LSPOA & LSRWWD employees for their hard work making this community a special place to live and visit.

I would like to give a special Thank You to our business partners: Murphy Insurance, Laine Chemicals, Davey Resource Group, Wessler Engineering, Wallpe Heating & Cooling and our clubs: Women's Club and Booster Club for their donations to the Lakeview Wellness fundraiser for the marina pool.

We will be holding 2 more budget meetings in the community room. Members are invited to attend to listen, but can't interrupt the directors. Members are welcome to reach out to John or any board member between meetings with any input.

Saturday November 15th at 9:00 AM
Saturday December 6th at 9:00 AM

Ryan motioned to adjourn the meeting, Polly seconded, and the meeting was adjourned.

Respectfully submitted,

Nathan Walsman, Vice President/Secretary