

The Tall Pines Special Tax Commission (TPSTC) meeting came to order on Tuesday, February 8 2022 at 8:17 pm, for the purpose of paying bills, and discussing agenda items.

TPSTC Members present: Patrick Capers, Gordon Hobgood, Neal Menkus, Jim Royce, Adam Tournear; new members introduced

Agenda presented and unanimously approved

The January 11, 2021 minutes were presented, and unanimously approved.

The January Treasurer's Report was presented and unanimously approved.

Berkeley County check for \$56,100 received & deposited to Capital Funds account
transferred \$10,000 from Capital Funds to Checking account to pay for Liability Insurance
there is a difference in entrance costs charged by BEC - plan to ask for review by BEC

OLD BUSINESS

Entrance Camera Contract:

Operation of new cameras evaluated, cannot image license plates at night for multiple vehicles.
Requested Berkeley County Attorney input on paying for old cameras which never worked correctly.
Intend to move forward from current cameras, involve professional security system installer to recommend and install better cameras.

Pool:

Cost of running pool during winter increased electrical cost - \$100 in Dec & \$200 in Jan over last year
Lifeguards - options to operate pool without any? Insurance increases.
Current \$9000 Liability Insurance for all Tall Pines common areas includes Clubhouse and Pool

Speed Humps:

Discussed during HOA Meeting. Still want to install, money is reserved

Playground Equipment Shade Structures:

Info exists, someone in the neighborhood is interested in doing this work

Clubhouse Playground:

Some equipment needs to be repaired, wood is rotting

NEW BUSINESS

2022-2023 Budget

Did not move \$10k for Fitness Exercise station; did move \$10k to pay for insurance
Neal will get the 2021-2022 Budget posted on the Berkeley County website
Discussion about HOA Bylaws, TPSTC Bylaws, Berkeley County (BC) ordinances, State statutes, BC Legal directives, BC County Council responsibilities
Who creates budget, who can spend the money? Who has responsibility of funds?
Problems with duplication of effort, confusing communications
Further discussion about how decisions are made:
Discussion about By-Laws - not all parts are followed, does not mean they all become null & void
Can request a budget amendment, TPSTC approves, forwards to BC Council to consider

Intro of members, and agreement on responsibilities; slate of officers unanimously approved

Exercise Station - tabled for March meeting

Bids for Painting - Legal & Procurement proving different guidance

Other HOA Requests - vote on motion to spend money, provide 3 bids

2022-2023 Budget

Does the Pool need to have certified Lifeguards? If not, what happens to insurance? TPSTD pay 51%
Suggestion to bump Budget by 10% then adjust before 3rd reading
Security Cameras - get professionals involved, adjust line item amount if needed
if extra money is needed, can let BC Council know we want to spend Capital Funds money
Playground Repair - repair damaged wood, destruction from vandalism; also shade panels

Clubhouse Renovations

scrape popcorn from kitchen ceiling, prep interior walls and paint from wainscote up to ceilings in kitchen and main room, prep and paint window & door trim.
bid winner will provide paint and cleanup

remodel kitchen later - replace countertops? still plan to do this work, sometime in the future

replace six existing door locks with keyless entry locks - will need to follow bid process for installation
was not voted on in HOA

Pest Control - want to do that

Police Patrols - no discussion?

Insurance - covers TP residents; Clubhouse rental by people from outside neighborhood will need to obtain special insurance

Public Comments

Bills were paid:

Date	Check#	Payee	Amount
2021-12-29	2651	Brian Greene - Landscaping (Dec)	500.00
2021-12-29	2652	Cindy Thompson - Welcome Baskets	70.56
2021-12-29	2653	Mary Lucas - cleaning supplies for Clubhouse	37.02
2022-01-01	Autopay	BEC	716.79
2022-01-03	---	Deposit check from Berkeley County into Capital Funds account	56,100.00
2022-01-07	Autopay	Charleston Water	34.58
2022-01-13	---	Transfer from Capital Funds account to Checking, to pay Insurance	10,000.00
2022-01-14	2656	Absolute Insurance - Liability Insurance	9,295.00
2022-01-15	Autopay	Comcast - Internet & phone	171.83
2022-01-18	2657	FenceBees LLC - delivery Fitness Exercise Station material	275.00
2022-01-20	Autopay	BCW&SA - sewer	44.00
Checking Account balance, as of January 31, 2022			9,206.96
Capital Fund Account balance, as of January 31, 2022			153,657.86
Cans for Kids balance (allocated to HOA)			2,315.35

The meeting adjourned at 10:00 pm.