

The Tall Pines Special Tax Commission (TPSTC) meeting came to order on Tuesday, March 15 2022 at 7:07 pm, for the purpose of paying bills, and discussing agenda items.

TPSTC Members present: Patrick Capers, Gordon Hobgood, Neal Menkus, Jim Royce, Adam Tournear

Explanation of current state of affairs without a HOA Board, asking for volunteers to help

Agenda presented and unanimously approved

Public comment

- Request to perform audit of HOA, concern about reporting for tax purposes

- TPSTC cannot, Berkeley County does not

- How to prevent problems in the future? new HOA Board started a new checkbook

- Blessing Box - box was vandalized, contents applied to playground equipment;

- removed as a hazard; not claimed, was sent to scrap

- Reminder to neighborhood that each homeowner has the ability to involve DSS & Sheriff Dept

The February 8, 2022 minutes were presented, and unanimously approved.

- Question about Speed Humps - state of the bid process?

- Berkeley County is obtaining bids, there is a County Ordinance for traffic calming devices

- SCDOT will (so far) not approve installation on State maintained roads

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

- January closing balance, Savings balance, monthly expenses & insurance, income ending balance

- Capital Funds - purpose, how decided, community involvement, getting the work completed

Media Update:

- Sharing meeting on Facebook

OLD BUSINESS

Bidding for Maintenance, Upkeep, and Repairs - promote & enhance other items (check ordinance)

Entrance Camera Contract:

- Important to Tall Pines security, help to track down theft, assist police

- Good cameras (able to image license plate at night, see driver's face) are expensive - budget is available

- Ongoing maintenance, recording data

Locks:

- Clubhouse

Exterminator:

- clubhouse & pool area

Clubhouse Fence Gate:

- section at back is falling down

Painting & Clubhouse Repair:

- needs ceiling repair first, or add to scope of work

Playground Repair:

- nails sticking out

Guard Shack Repair:

- door falling out of frame

Shed Repair:

- door has problem

Speed Humps:

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

Clubhouse Playground:

- Some equipment needs to be repaired, wood is rotting

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

NEW BUSINESS

Pool

Need to inspect both pools & fix problems.

If not, will have problems with Berkeley County Code Enforcement and SC DHEC

Leak in Kiddie Pool - needs to be found and fixed

Pumps have been shut down, covering the Pool is probably too late in season to be useful

FOIA Requests:

many have been submitted to BC - separate file exists to hold all of the requests

Tall Pines Newsletter

draft has been created and distributed for review and comments

2022-2023 Budget

How was Pool operated in the past, what to do in the future?

Topics discussed include using key fob system, would we still need lifeguards?, will still need pool mgr, determine hours open, swim at own risk, insurance change, age limit wo/adult presence, pool company to check chemicals, lose (family) key fob - \$50 replacement, still available during off-season for picnics & bathroom

Megan Royall volunteered to ask Longpoint HOA how they operate their pool

Jim Royce will ask about Hunters Bend

Neal Menkus shared a doc with some standard questions to ask, based on the discussion

Crime Watch - houses with trash not being picked up, Waste Mgt is backed up

Security Cameras - being investigated, what is needed, what it costs?

Ground Maintenance - amount may need to be increased, Bryan Greene may not want to continue;

SOW, HOA collect bids, make decision -

TPSTC responsibility? need to keep lights on, things operating

Liability Insurance = ~9k/yr, Property Ins = ~2k/yr

Other Items of Discussion

Want more permanent Tall Pines website - email to report problems or ask questions to HOA Board, no chat

Send newsletter to start new HOA, host a community event

Duck Pond - queries about installing basketball court, dog park, soccer field, badminton, and tennis court, which would require a more expensive keyfob system: replace net, paint, resurface,

Question about repaving more roads in neighborhood - other roads are listed, probably different contracts?

TPSTC Meetings will be on 2nd Tuesdays of each month

Bills were paid:

Date	Check#	Payee	Amount
2022-02-01	Autopay	BEC	826.46
2022-02-01	2659	Absolute Insurance - Property Insurance	2,114.70
2022-02-07	2658	Brian Greene - Lawncare (Jan)	500.00
2022-02-10	Autopay	Charleston Water	24.48
2022-02-17	Autopay	Comcast - Internet & phone	172.70
2022-02-20	Autopay	BCW&SA - sewer	44.00
Checking Account balance, as of February 28, 2022			21,525.62
Capital Fund Account balance, as of February 28, 2022			153,659.04
Cans for Kids balance (allocated to HOA)			2,315.35

The meeting adjourned at 9:13 pm.