

White Birch Circle Homeowners Association

January 11, 2016 Board Meeting

The January 11, 2016 Board meeting was called to order by Charles Kerekes, President. Present were John Marcucci, Treasurer; Gary Beasley, Vice President; Patricia Lovit, Secretary; Stephen Leggett, Facilities Administrator.

Charles welcomed Gary Beasley to the Board.

The Agenda for the Board meeting was approved as presented. Minutes from the October 12, 2015 Board meeting were approved as presented.

The Annual Meeting Minutes, November 16, 2015, were approved as presented.

John Marcucci presented the Treasurer's report and it was accepted as presented.

President Charles Kerekes appointed a Board liaison to each of the committees to bring information to the Board from the committees' meetings. Gary Beasley will be the liaison to the ARC committee, replacing Martha White. Stephen Leggett will be the liaison to the Landscaping committee, helping Donny Phipps and Patricia Lovit will be the liaison to the Social committee.

Flood Damage Report by Stephen:

The pond outlet piping from the SCDOT/County stormwater system consists of a 24" wide, 30' long conduit connected in 10' sections that has separated at the two joints on our property next to the wall and sewer station fence. The best way to repair this is to line the interior with a continuous shell from the outlet point to the stanchion/collector outside the wall on Smallwood. The water level in the pond sits in this piping due to elevation problems with the original installation. If you see the water at the top of the outlet pipe at the pond, it is also at the top of the pipe at the stanchion, and extends several yards up the road. Richland County will not service the pipe as it sits on private property, even though it is part of their stormwater system. SCDOT is aware of the problem in the right-of-way, but has failed to correct it. The flooding of the southeast corner of the pond in October caused a sinkhole/drain problem as the water sought a way out of the corner. Flooding in this area is due to two 24" stormwater outlets coming into the pond, but only one 24" drain/weir to handle the water. Flooding occurs when a 1-2" rate per hour of rainfall happens and the rain duration exceeds 2 hours. Our landscaping company will fill this sinkhole before the end of this month. A drain hole through the wall may need to be drilled to allow excess water to flow levelly out of the corner into the right of way.

Circler Update. We are working with an attorney and her firm to draw up the necessary paperwork to cede to WBCHOA all the property from the curbing of 120-128WBC to the public roadway on Curve 6. Additionally, the interior roadbed would be turned over to the County, if possible. This action may require our County Council representatives (we have two county council members representing our Circle) to introduce this for approval by the County. Preliminary estimate costs of this action are \$3,000 (title search, survey, title consultant fee, deed preparation plus ancillary costs of copying fees).

Wall Report – 48 panels will be repaired and painted (the same process that took place on the lower Mallet Hill and interior pond panels last year); pressure washing, painting and sealing of the brickwork will cost \$5,300 (more if masonry stucco work is required). Stephen is waiting for the mason to come back with his quote for the column and rowlock/brick repair. The cost per until should be less than last year in that fewer panels need a full refacing of stucco.

Landscape Committee – The yard service has replanted the side entrance (cleaned it up and laid the mulch) and will fill the hole in the back of the property with sand, fill dirt & gravel. WBCHOA will provide the fill dirt, sand and gravel for this project. Dark cypress mulch will be added this spring to most plant/shrub beds in the circle replacing the pine straw cover used in the past.

President Charles Kerekes volunteered to be the Registered Agent for recording deeds and supervising any legal problems that may arise within the WBCHOA.

The next scheduled quarterly meeting is at 7:00 PM, April 11, 2015 at Charles home.

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

Patricia Lovit, Secretary