

MINUTES
ANNUAL MEETING
FALCON'S LAIR COMMUNITY SERVICE ASSOCIATION

January 25, 2025

The Annual Meeting of Homeowners of Falcon's Lair Community Service Association (FLCSA) was held Saturday, January 25, 2025 at Tamassee-Salem elementary School in Salem, SC. Notice was properly given to all property owners in FLCSA in accordance with the Association Bylaws

The meeting was called to order by President Jamie Hellams at 1:20. A quorum was determined to be present of 63 votes either in person or by proxy.

1. Treasurer's Report:

Greg Hilewitz, Treasurer, gave the report. He reviewed all the documents provided in the mailing of the meeting notice and gave a financial update.

The board introduced the new Association bookkeeper, Helen Westmoreland, who supports several other Upstate associations with their books.

ARB Report:

Nancy Bishop, Secretary, gave the ARB Report.

In 2024 the ARB:

- Concluded 9 projects from 2023, there is still 1 project active but being monitored from 2023
- Processed 23 new applications in 2024 - 15 are complete & 8 are active
- Already received one application for 2025 thus far.

2. Old Business:

a. Assessment Avoidance/ Lot Mergers

Greg Hilewitz discussed the letter that was sent out to all property owners with the Notice of Annual Meeting regarding this topic.

b. Lease of the Island

Nancy Bishop gave an update on the lease of the Island to Windsor. The Association voted in August 2023 to have Windsor maintain the Island with a lease to the Association. She explained that there had been several negotiations with Windsor to come up with an agreement, but an agreement could not be reached. The primary sticking point was the Falcon's Lair Community sign. This past September,

the Board sent a proposed year-to-year lease to Windsor to lease the Island for \$10/year. The Board did not receive any response from Windsor after 30 days, so another letter was sent stating that the Board voted to dissolve the previous verbal agreement. When Windsor took down its sign, the Board notified them that the Association was going to take over control of the Island.

c. Sign Update

Jamie Hellams explained that the Board authorized the purchase of a sign for Island, which should be ready very soon. The sign will be the same style as the current Falcon's Lair Community signs at the front entrances.

3. New Business:

a. Recommended bylaws changes

- i. Would change the annual meeting date from January 31 to March 31
- ii. Would allow meeting and other notices to be sent out electronically instead of by US mail. (Members could still opt to receive by mail)
- iii. Addresses how to handle resignation of a board member
- iv. Would require association members to provide current email addresses and phone numbers to the Board to facilitate communication between the Board and the members.

All measures passed by voice vote without objection.

b. Nomination and Election of Board Members

Those who agreed to run for FLCSA Board of Directors were:

Nancy Bishop
Greg Hilewitz
James Hoadley
Mary Ann Serridge
Mike Gullledge

All were elected unanimously.

4. Community Questions

- a. Concern about speeding in the subdivision.
- b. Question about additional fire hydrants: when looked into, they were prohibitively expensive to install and a line has to be run across the golf course.

The meeting was adjourned at 2:42 pm

