

Longcreek Plantation LLC

Annual Meeting Minutes

President Dave McCann started the meeting at 6:00 pm on January 17, 2023. A copy of the presentation will be uploaded to the Longcreek website.

The meeting included persons from 21 properties. Dave also had prior approval of 21 proxy votes, for total representation of 86%.

The minutes for the 2022 annual meeting were approved.

Covenants and Bylaws Proposed Changes

Dave McCann discussed the proposed changes to the community Covenants and Bylaws, which he emailed to members on December 27, 2022. A summary of the discussion with member inputs during the meeting is attached. The Board will continue to develop the revised documents, which will be submitted for official approval after evaluating the inputs from members.

Budget and Dues

Bruce Elliott provided a summary of the budget and financial status. The annual dues will remain at \$1,700 per property. The budget was approved with no opposition at the meeting.

Community Dock

As part of the budget review, Bruce Elliott and Dave McCann provided an update regarding the community dock, which is 32 years old and beyond the end of its expected service life. A replacement dock is estimated to possibly cost over **\$300,000**, which is beyond Longcreek's current financial capability without a special assessment. Bruce Elliott is evaluating alternate financing methods in which payment for a new dock might be spread over a number of years. Some attendees expressed concern regarding the amount of time that it might take to replace the dock.

Notes: S. Stiles Bee, III, owner of Riverside Dock and Deck, Inc. provided the following assessment in December 2022: "Upon inspection of the dock with Mr. Lackey, I feel it is likely that within the next six months to a year at least one section of the dock will fail due to the dock being so old. I feel the only way to properly repair the dock is to tear out the old dock and build back a new one. I feel that any other repair would be a temporary band aid."

A second evaluation of the existing dock will be completed soon and the recommendations will be shared with members.

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New Board Members

Dave McCann and Gordon Joczick are resigning from the Board. Chris Jones and Eddie Davis were nominated for their replacements. There were no other residents expressing a desire to run for the Board. A vote was approved for the nominated new board members.

Note: After the annual meeting, the Board met and assigned the following officer positions:

- President – Bill Lackey
- Vice-President – Chris Jones
- Treasurer – Bruce Elliott
- Secretary – Eddie Davis
- At Large and ACC Chair – Karen Walto

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Attachment – Covenants and Bylaws Review

The following summarizes the proposed changes to the Covenants and Bylaws, including comments suggested during the annual meeting. Proposed changes are in red and member input is in blue.

Book U Page 3: ~~No person shall paint the exterior of any building a color different from the original color, unless the proposed color has been approved by the Architectural Control Committee.~~

After discussion from various members, the consensus was that the removal of this requirement was not necessary.

Book U Page 5: Building Requirements. The enclosed living areas of the main structure, exclusive of open porches, porte-cocheres, garages, ~~rooms located over garages~~, carports and breezeways shall be not less than two thousand (2,000) square feet of heated living space.

Given that this item refers to the main structure, this change was agreed upon.

Book U Page 6: ~~Horses must be contained by hard fencing. One acre of pasture per horse. When in the public areas, ridden only on the shoulders of the road. All appropriate vaccinations and tests as recommended by a veterinarian and law must be done. Manure needs to be harrowed or otherwise disposed of.~~

After discussion, the general consensus was that only the first and last sentences of the proposed change were necessary.

Bylaws Article III: ~~Section 6. Conduct of Business at Meetings of Members. All meetings shall be conducted according to the provisions of Robert's Rules of Order.~~

After discussion, it was decided that this requirement should remain.

Bylaws Article IV: Section 1. Nomination. Nomination for election to the Board of Directors shall be made by ~~a Nomination Committee~~ the current Board of Directors. ~~Nominations may also be made from the floor at the annual meeting. The Nominating committee shall consist of a Chairman, who shall be an outgoing member of the Board of Directors, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall, in its discretion, determine, but not less than the number of vacancies that are to be filled. Such~~ Nominations may be made from among Members prior to one month before the annual meeting.

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Dave McCann explained the rationale for the one-month limit above, based on proxy votes, which can be obtained one month before the annual meeting. This change was approved by attendees.

Bylaws Article VI: ~~(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;~~

After discussion regarding the differences between insurance and bonding, the general consensus was to accept the recommended change. The Board will also review the wording of our liability insurance.

Bylaws Article VIII: Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, a secretary, ~~and~~ a treasurer, ~~and At Large position. who shall at all times be members of the Board of Directors, and such other officers as the Board of Directors may from time to time by resolution create.~~

Section 3. Term. The President, Vice President, Secretary, ~~and~~ Treasurer ~~and At Large position~~ of this Association shall each be elected annually by the Board...

Section 8: The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out.; ~~shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.~~

The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses; ~~oversee preparation of Association newsletter and maintenance of Association Website;~~ and shall perform such other duties as required by the Board.

The above changes were agreed upon by attendees.

Bylaws Article V: Section 1. The Architectural Control Committee ~~or Committees~~(ACC) shall be established by ~~the Board of Directors~~ and have the duties and functions as described in any Declarations of Restrictions and Easements pertaining to the Lots owned by Members and set forth in separate documents recorded, or to be recorded, in the R.M.C. Office for Charleston County, South Carolina. ~~The ACC will report to the Board of Directors and the ACC leader will be a Board member.~~

The above changes were agreed upon by attendees.

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Additional Discussion

Water flow between properties was discussed as a potential concern. Karen Walto stated that this consideration is a construction permit requirement.