

**Minutes of Board of Directors Meeting  
Southern Oaks Subdivision HOA  
January 30, 2025, 6 PM  
120 Southern Oak Dr (Frankie Atkerson Home)**

Meeting was called to order at 6 pm by President, Jeff Cooper.

Present were:

Jeff Cooper, President  
Dorene Simmons, Vice President  
Lynne Waldrop, Secretary  
Frankie Atkerson, At-Large Board Member  
Elaine West, At-Large Board Member

Two board members were absent.

Approval of the August 1, 2024 HOA annual meeting minutes – E. West moved for approval with a second from D. Simmons. Minutes were approved.

### **Old Business**

**Financial/Legal Updates** - Jeff Cooper updated the board regarding our legal representation. Jessica Benson has left private practice for a position in Columbia. Ms. Benson's partner is not interested in taking over the HOA representation. He did agree to file the FinCen report for us at a cost of \$200. Our accountant also retired which led to our taxes not being filed for last year. The taxes have been filed and we are set up with a new person at Sheheen, Hancock & Godwin.

J. Cooper distributed handouts of our bank account balances and utility update.

Savings acct: \$567.21  
Checking acct: \$9,111.10  
CDs (3 accts): \$16,347.55

One CD matures on February 28, 2025.

**Proposed Budget** - The board reviewed the proposed budget for next year presented by Jeff Cooper. Since we no longer have an agreement for legal representation, the board discussed removing the line item amounts for legal. Consensus was that we would remove that line from the budget and retain legal representation if and when it is needed.

D. Simmons made a motion to recommend at the Annual Meeting to set the yearly HOA dues at \$108.00 for 2025-2026. Second from E. West. Motion approved.

The board also discussed a second signature for the HOA checking account. Currently, Jeff Cooper and Ms. Benson from Baxley, Pratt, & Wells law office is on the account. Since they no longer represent the HOA, the board felt another board member should be on the account. E. West moved to name the HOA vice-president as the alternate signature on the checking account. Second F. Atkerson. Motion approved.

**Annual Notices** - Again, this was something that the law office did for us. The board members will handle the printing and mailing of the meeting notice and dues invoices this year. Also, board members will cover checking the HOA mailbox and receipt of dues from residents.

**Storm Water Management (Retention Ponds)** – Kershaw County has developed new rules for retention ponds but has not approved the rules to our knowledge. Before Ms. Benson left, she advised Jeff to not sign anything at this time or move forward with the transfer of deed regarding the retention ponds. The retention pond deeds are on hold for now.

**Utilities/Water Usage** – Jeff Cooper reported we have between \$500-600 dollars left in our overage with the city. E. West mentioned that the sprinklers have still been all winter. F. Atkerson mentioned that she walked by one day and shut the water system off. The board was in agreement that it did not need to be running. The standing water damages the road and the main purpose of redoing the entrance last year was to eliminate some of the maintenance including watering.

Discussion continued regarding when the Black River road project is scheduled to begin and this year's mowing contract.

**Christmas Decorations** – There were complaints on Facebook about our lack of decorations at the entrance this year. Mrs. Floyd decorated the entrance in the past but moved last year. She left some decorations with Jeff Cooper. He will ask if anyone is interested in taking over decorating at the annual meeting.

Upcoming Meetings:

Board members will gather to help with the meeting notices at a date TBD.

The Annual HOA meeting is Thursday, March 27, 2025 at 6 pm.

The meeting was adjourned at 7:00 pm.