

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

Meeting was called to order at 6:00 pm by President, Jeff Cooper.

Present were:

Jeff Cooper, President
Dorene Simmons, Vice President
Lynne Waldrop, Secretary
Bob Brown, Treasurer
Frankie Atkerson, At-Large Board Member
Elaine West, At-Large Board Member
Derk Reichers, At-Large Board Member

The meeting of the Southern Oaks HOA Board was called to order at 5:57 pm by Jeff Cooper.

Minutes of the September 2, 2025 meeting were approved as written.

Update on VRBO home at 100 Southern Oak – The sale of the home has finally been filed with the county. The new owners are Shellback Properties owned by the son of the previous owner. A letter has been sent to the new owners asking them to comply with the HOA bylaws and covenants specifically the covenant which prohibits operating a commercial business in the neighborhood. The letter also asked that they cease and desist the business operation immediately. Other discussion on this matter included short-term vs. long term rentals, SC business license for rentals, and military exemptions for rentals.

Fines for non-compliance of covenants – Currently, we have a stated fine of \$50 a month for late HOA dues but nothing for non-compliance of the covenants. Jeff Cooper presented a list of covenants and proposed fines for non-compliance for the board to discuss and possibly approve. Lengthy discussion ensued. Concern was voiced regarding consistency in assessing fines and who would report and assess the fines. It was also mentioned that proposed fines should be brought before the full HOA at the annual meeting for input and approval and not being just a board decision. Definition of a “business” regarding Covenant 16. Some thought the amounts presented were too much.

After much discussion, a motion was made to approve the list of fines as written. A majority of the board must approve before a fine is levied. The fines will be published to all and enforced beginning 30 days after publishing. Motion by Dorent Simmons. Second from Elaine West.
Motion passed with 2 dissenting votes.

Appointment of new board member – Jeff announced that Derk will be moving once his house sells and left it up to Derk as to when he wanted to resign. He is welcome to stay on as long as he is still living in the subdivision. We know of 2 residents interested in replacing Derk on the board.

Adjournment at 7:11 pm.

Respectfully submitted,
Lynne Waldrop