

**Minutes of Board of Directors Meeting**  
**Southern Oaks Subdivision HOA**  
**January 29, 2026, 6 PM**  
**Revolutionary War Visitor Center**

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

Also attending were interested residents: Debbie Trowbridge, Barbara Fitch, Candy Kardack, Rob Strange, Tom Silva, Donna Silva, Shane Kindlimann, Mark Mitcham, Bonnie Lancellotti, Keli Brown, Jeremy Tidwell, Brooke Tidwell, and Tony Bines.

**Board Vacancy** – Jeff Cooper reported that one resident has shown interest in the board vacancy. He will send out another email to residents to see if anyone else is interested.

**Review of Budget** –Prior to this meeting, Jeff Cooper sent to the board a proposed budget for 2025-2026 along with other documents regarding last year's expenses and bank balances. We have \$32,000 in reserve and the HOA fees covered the yearly expenses. His recommendation is to lower the HOA annual dues to \$96 which would cover expenses of the proposed budget. Frankie Atkerson moved to approve the annual dues of \$96, second from Dorene Simmons. Motion passed. The proposed dues for 2025-2026 will be brought to the annual meeting for approval by the residents.

**Annual Meeting and Notices** – The board approved the annual meeting date of Thursday, March 26, 2026 and authorized Jeff Cooper to prepare the meeting notices. Members of the board will get together to assemble the notices for mailing. The same will be done for the HOA dues notices after the annual meeting.

**Legal Representation** – Jeff Cooper explained for our guests that we no longer have legal council as the previous attorney left private practice. He has been searching since then for other representation for the HOA. He has found a law practice in Columbia that specializes in HOA work and has contacted them for representation. Jeff asked the board to give their approval to move forward with obtaining representation by McCabe, Trotter and Beverly, P.C. Motion to approve the retention of McCabe, Trotter and Beverly was made by Elaine West. Second by Dorene Simmons. Motion approved. Jeff will contact the firm for an appointment.

One issue we have to discuss with the lawyer is the short-term rental (VRBO) that is being run in the neighborhood. The current owner is a company called Shellback Properties based out of Maryland. Originally, the HOA contacted the owners of record in Kershaw County regarding the VRBO. They have stated the property was sold and they have no involvement with the VRBO. The sale of the property was finally recorded with the county as Shellback Properties. Jeff Cooper also talked with a city official, Sean Putman, regarding the city requirements for running a B & B, VRBO, etc. Mr. Putman told

him you must apply for a business license through the city operate that type of business within the city limits. At that time, Shellback Properties had not applied for a business license. The board believes operating a VRBO type business is against Covenant 16 which restricts ‘business, trade or commercial activity’ in the neighborhood. The first letter from the HOA to Shellback Properties went unanswered. A second letter was sent by priority mail went unclaimed after 3 attempts and returned to Jeff. We are hoping the lawyer can advise the board on how best to proceed.

Jeff Cooper addressed a question that he had received from a resident regarding what constitutes a home business. The resident indicated that there are people in the neighborhood that have a home business but are being allowed. Their question was how are those businesses different from the VRBO issue. Jeff Cooper explained that the board previously discussed what constitutes a business and felt that any business that had “vehicular or foot traffic” was a business. Someone working from home without the in-person customer/client traffic would not be considered a business for HOA purposes.

**Fine Regarding Covenant 11 (Garage Sales)** - Jeff Cooper was contacted regarding the fine amount for holding a garage sale approved at a previous meeting. He felt that maybe the fine should be higher in that some people would be willing to pay the \$100 fine. The board has discussed trying again to amend/change the Restrictive Covenants on a limited basis. Not revise the whole document but change a few that seem to be an issue with residents. It was agreed that we would try again at the March annual meeting. All board members are to send Jeff their suggestions for what we think should be changed.

**Tax Preparation** – Last year’s return was prepared by Sheheen, Hancock, & Godwin. Elaine West moved to have them prepare the HOA taxes again this year. Bob Brown seconded. Motion approved.

**Resident Concerns** – The business of the board was completed and we moved to resident concerns from our guests.

1. Shane Kindlimann discussed the businesses in the subdivision as he feels there are businesses besides the VRBO that are going unchecked. He also questioned the board’s interpretation of what constitutes a business and how we came to the conclusion that a home business without foot or vehicular traffic did not count as a business. The topic of fines for a business was also mentioned. There have been no fines levied for covenant infractions under the new fine guidance. Prior fines consisted of only 2. One for nonpayment of dues and one nuisance fines in the last 3 years.
2. Donna Silva addressed the issue of the VRBO which is right next door to her home. They do not like the idea of a revolving door of strangers coming in next door and feel having this next door is lowering their property value. They spoke about concerns for some of their elderly neighbors also. According to the Silvas, the former owners are still involved as they come and clean after each stay. The former owner’s son is the owner of the company who purchased the home. Jeff mentioned the VRBO first came to the board’s attention with the first rental. The renters held a large gathering with cars parked all up and down the street and blocking driveways. Tom Silva stated his whole back yard was flooded from an issue with the well at the residence. He had to call the previous owners to find out how to get the water shut off to stop the flooding.
3. Brooke Tidwell stated she was the one who asked about the garage sale fine because a moving sale was held in Split Oak Court across from her. She stated there doesn’t

appear to be consistency regarding the rules. Jeff Cooper responded that the board has agreed to allow moving or estate sales. This is one of the issues residents may want to see changed in the restrictive covenants. Brooke also discussed an email/complaint about her use of her mother's golf cart. Jeff investigated the issue and found them in compliance with rules regarding licensed driver and insured as required. Brooke asked if Jeff followed up with the person who brought it to his attention letting them know that they were in compliance. He had not and apologized for not following up. Brook and her mother, Candy Kardack, also asked about a complaint made about a STOMO container that has been in a driveway for close to a year. Candy had emailed Jeff about the eyesore but never received any kind of answer. Jeff said he did not investigate as he felt there was no HOA rule about storage containers so there was nothing he could do. Brooke and Candy felt he should have at the very least responded to them. Lynne Waldrop stated that it does seem to be a valid complaint as a big storage container is not very different from boats in driveways or cars parked in front yards. Frankie Atkerson asked Jeff if he could at least contact the homeowner to let them know people are complaining about the storage unit setting there for so long. Jeff Cooper said he could do that and apologized for not following up with Candy.

4. Rob Strange spoke about the list of fine amounts for various infractions of the covenants approved by the board recently. He asked how the list was developed including how the fine amounts were determined. Jeff Cooper said he brought the list of fines to a board meeting for approval as a way to deter people from disregarding the restrictive covenants. He stated any issue with a fine attached would be brought to the board for discussion and approval before a fine was assessed. The list of fines approved by the board will be included in the agenda of the annual meeting for approval by the residents. Mr. Strange also asked if the Architectural Review Committee had construction standards they go by when reviewing project requests. The answer is no. Mr. Cooper stated that he is aware of only one resident that has not used a contractor for their project. Contractors would follow basic building standards. He also mentioned that all approved requests come with the statement that the homeowner needs to make sure they have proper permits, etc. through the city.
5. Mark Mitcham commented that he lives close to the VRBO home that has been discussed. He feels it is only a matter of time before we have more problems with the short-term rental. He felt getting the advice of a lawyer was the perfect way to proceed.

With no more concerns or comments voiced, the meeting was adjourned at 7:30 pm.

Respectfully submitted  
Lynne Waldrop