

**HARBISON COMMUNITY ASSOCIATION  
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS  
April 27, 2021**

**Note: Due to Social Distance guidelines resulting from the COVID-19 Virus, this Regular Board Meeting is being held by “Zoom” – instead of an actual meeting at the Community Center. This Meeting follows the Annual Meeting of the Members which was held earlier.**

Board Members attending were Mr. Hank West (President), Mrs. June Cannon (Vice President / Secretary), Mr. Ozzie Nagler, Mrs. Mackenzie Fontaine, Ms. Julie Lucas, Mr. Stan Seabrook, Mr. Terry Helsley, Ms. Crystal Bowen. Association Staff Members attending were Mr. Dave Grove, Mr. Kaden Watson, Ms. Betty Brooks, Mrs. Danell Gunter, Mr. Ray Cloutier, Ms. Yolanda Vinson. Residents participating by “Zoom” –Ms. Ruby Hall, Ms. Carolyn Turner and Mr. Sameer (Sam) Almassri.

A quorum being present for the meeting, Mr. West called the Meeting to order at 8:10pm.

Mr. West congratulated Ms. Bowen as the newly elected Member of the HCA Board (she replaces Mr. Tom Brower who served from April, 2009-April, 2021 with distinction).

**Approval of Minutes:**

After discussion. Mr. West asked for a Motion to approve the following Minutes:

February 23, 2021 Motion to Approve – Mrs. Fontaine, Seconded by Mrs. Cannon.  
Motion Approved 8 for, 0 against.

March 30, 2021 Member Input Meeting (not a formal meeting in which the Board votes)

**Member Input:**

Ms. Ruby Hall – no comment – just observing

Ms. Carolyn Turner – complimented Staff and Maintenance Employees – keep up the good work

Mr. Sam Almassri – just observing at this time

**2021 HCA Board Officers:**

Executive Director Dave Grove explained that three (3) Board Officer positions were open for the period April, 2021 – April, 2022. He briefly explained the duties of the President/ Chairperson of the Board; the Vice President/Secretary; the Treasurer. He indicated that Nominations for these positions were open:

1. Mr. Nagler Nominated (Motioned) Mr. West for the position of Board President/Chairman of the Board, Mr. Seabrook Seconded and the Motion was approved 7 for, 0 against. Mr. West abstained.
2. Mrs. Fontaine Nominated (Motioned) Mrs. Cannon for the position of Board Vice President / Secretary, Mr. West Seconded and the Motion was approved 7 for, 0 against. Mrs. Cannon abstained.
3. Mr. Seabrook Nominated (Motioned) Ms. Lucas for the position of Board Treasurer, Mr. Helsley Seconded and the Motion was approved 7 for, 0 against. Ms. Lucas abstained.

Note: During the Discussion period following each Nomination, Members nominated agreed to serve the one year period if elected, until the Annual Meeting of the Members in April, 2022.

**DDRC:** Mr. Nagler presented the DDRC report.

- \* S.C.E.N.T, subdivision plat and development plans approved – vacant land off Lake Murray Blvd. (in front of the Atlantic at Parkridge Apts.) 3/11/21.
- \* Harbison Court, development plans of façade modifications of former “Baby’s R Us” & “Golfsmith” for proposed “Hobby Lobby” and speculative retail space approved – 254 & 256D Harbison Blvd., 3/22/21.
- \* Columbiana Centre, special event from 4/15/21 to 5/02/21 (Carnival) approved – 100 Columbiana Circle, 3/25/21
- \* 8450 S.F. Speculative Retail Space, development plans approved – 120 Columbiana Circle, 4/01/21
- \* Homeowner Appeal, an appeal to allow wire mesh to remain on 4’ picket fence denied – Timbertrace Court, “Archers Courts” area of Harbison (off Archers Lane), 4/12/21
- \* Preservation Specialists, signage approved – 700 Saturn Parkway (in front of Love GMC/Buick), 4/09/21
- \* Founders Federal Credit Union, temporary “Coming Soon” sign approved, 149 Columbiana Drive (former Regions Bank), 4/12/21.
- \* Rug Gallery, signage approved, 1270 C2 Bower Parkway (near Play it Again Sports & Amish Furniture), 4/20/21.

**RDRC:** Mr. Cloutier presented the RDRC report.

- \* 6’ Vinyl privacy fence, new vinyl siding, new vinyl clad replacement windows and a 16’ x 39’ carport addition approved, Arborview Court – “The Arbors” section of Harbison (across Broad River Road), 2/23/21
- \* 6’ Wood privacy fence approved, Shortbow Court – “Archers Courts” area (off Archers Lane) 2/25/21
- \* New vinyl siding & new paint approved, Sweetwood Circle, earlier section of Harbison (off Woodcross Drive) 3/02/21
- \* New shingles approved, Forestview Circle, “Forest 1” section of Harbison (across Broad River Road) 3/03/21
- \* 4.5’ Wood picket fence approved, Shadowpine Road, earlier section of Harbison (off Piney Woods Road) 3/10/21
- \* 6’ Wood privacy fence approved, Timberleaf Court, “Archers Courts” area (off Archers lane) 3/15/21
- \* 6’ Wood privacy fence approved, Timberleaf Court, “Archers Courts” area (off Archers Lane) 3/23/21
- \* 4’ Black aluminum fence approved, Timberhill Court, “Archers Courts” area (off Archers lane) 3/30/21
- \* 6’ Wood privacy fence approved, Woodspring Court, earlier section of Harbison (off Fairforest Road) 4/02/21
- \* Repair dormers, new shingles, new paint & 2 skylights approved, Timbertrace Court, “Archers Courts” area (off Archers Lane) 4/09/21
- \* 12’ x 16’ Wood utility shed approved, Hartwood Circle, earlier section of Harbison (off Tawny Branch Road) 4/19/21
- \* New shingles approved, Southgrove Court, earlier section of Harbison (off Forest Edge Road) 4/19/21

**New Business:**

Dave Grove Reminded the Board that Section 8.02 of the Declaration provided for the annual appointment of Members to the DDRC (Design Development Review Committee). The current Members, Ray Cloutier – Ozzie Nagler -- John Watkins -- George Pickels and Danny Hood, had served for a number of years with distinction and each had agreed to serve another one year term, if nominated by the HCA board.

Mrs. Cannon Motioned that all current Members of the DDRC be re-appointed to another one year term, to serve until the Regular Board Meeting in April, 2022, Ms. Bowen Seconded and the Motion was approved with a vote of 8 for, 0 against.

**Executive Session:**

Ms. Bowen Motioned that the Board move into Executive Session to discuss some legal issues, Mrs. Fontaine Seconded and the Motion was approved 8 for, 0 against. 8:43pm

Mrs. Cannon Motioned for the Board to come out of Executive Session, Mrs. Fontaine Seconded and the Motion passed with a vote of 8 for, 0 against. 9:30pm

Mr. Grove updated the Board on the negotiations that have been underway (formerly with SCE&G) with Dominion Energy on replacing approximately 570 trail lights / street lights in Harbison with new Poles and LED globes. The Lighting Company owns the poles / lights and they perform the repairs – but the poles (wood) and lights were installed in the 1970s – 1980s and they need to be replaced. Many homeowners have a monthly lighting charge on their electric bill to help pay for these lights – with HCA making up the difference as an operating cost. Negotiations have almost been concluded in which Dominion would replace the trail and street lights in our Harbison areas with new Black fiberglass poles and new LED lights. There are a few clarifications of the New Agreement that need to be discussed with Dominion Energy (examples: timetable for replacing the lights; procedure of increasing the billing charges to HCA while reducing charges to homeowners). This new Agreement would replace 6 old Agreements between HCA and SCE&G (now Dominion Energy) and substantially improve the appearance of our communities.

Mr. Seabrook made a Motion, authorizing the Executive Director to sign/execute the Agreement once all clarifications are acceptable, Ms. Bowen Seconded and the Motion passed with a vote of 8 for, 0 against.

**Adjournment:**

Hearing no additional business, Ms. Bowen Motioned that the Meeting be adjourned, Ms. Lucas Seconded, and the Motion passed with a vote of 8 for, 0 against 9:38pm

June Cannon, Vice President / Secretary