

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
February 23, 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.

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. Tom Brower, Mr. Terry Helsley. Absent Ms. Mellisa Ayer. 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. Crystal Bowen, Mrs. Tammy Philon, Ms. Carolyn Turner, Ms. Tricia Jeffcoat, Mr. Rafon Moody, Ms. Joette Scarborough,

A quorum being present for the meeting, Mr. West called the Meeting to order at 6:05pm.

Approval of Minutes:

After discussion. Mr. West asked for a Motion to approve the following Minutes:
November 24, 2020 Motion to Approve – Mrs. Cannon, Seconded by Mr. Helsley
Motion Approved 8 for, 0 against, 1 absent (Ms. Ayer).

Lester Gross 2021 Award:

Ms. Betty (“Cookie”) Brooks – stated that Board Member Ozzie Nagler had recommended John Watkins for the 2021 Lester Gross Award. Mr. Watkins, a noted Architect, has served on HCA’s DDRC (Design Development Review Committee) for over 20 years and his expertise has significantly contributed to the development of our current Harbison communities. His overall contributions have exceeded the criteria established for the Lester Gross Award. Mr. Nagler praised Mr. Watkins for his many years of service to HCA.

Mr. Brower Motioned that Mr. John Watkins receive the 2021 Lester Gross Award, Mrs. Cannon seconded; Motion was approved 8 for, 0 against, 1 absent (Ms. Ayer).

2021 HCA Nominating Committee Results:

Mr. Nagler Motioned to Approve the 2021 Nominating Committee’s Slate of Candidates (attached) for Board of Director open seats, Seconded by Mr. Helsley. Motion was approved 8 for, 0 against, 1 absent (Ms. Ayer).

Resident Input:

Crystal Bowen: Ms. Bowen, a candidate for one of the two available “A” Seats on the HCA Board of Directors, expressed her interest in the proceedings and her desire to assist the Board by being another voice in the community.

Carolyn Turner: Expressed her “THANKS” to the HCA Maintenance employees for their continued upkeep of the Harbison trails.

Tricia Jeffcoat (Manager of the Atlantic at Parkridge Apartment complex): Indicated that this was her first appearance at one of the Board Meetings and she was just observing.

Tammy Philon: Indicated that while the Community Center (open) hours had been increased, she would like to see them increased even more. She also stated that some people she had met were not aware the Center was even open and she suggested sending out a post card announcement listing the Center's hours. She would like to see the HCA Sign on Harbison Blvd. be updated – it was difficult to see the lettering. (Note: It was mentioned that the Community Center had re-opened in September , 2020. Also, the Election Newsletter has on the Front Page the Community Center hours).

Board President Hank West mentioned that some signs along Broad River had already been replaced with new signs and Staff were in the process of updating others, including the sign on Harbison Blvd.

Rafon Moody: Asked if the Sauna was going to be re-built. Executive Director Dave Grove indicated that it was not in the budget for 2021 – and current Building Codes and guidelines due to COVID – make it very impractical to rebuild the Sauna inside the Center.

Joette Scarborough: Expressed concern that Renters were not being made aware of our Covenants. Mr. West commented that we deal with the Owners of the property and we are not aware if their property is being rented. Ms. Scarborough suggested that homeowners could start a "Neighborhood Watch" program. Ms. "Cookie" Brooks stated she thought that local law enforcement had to give prior approval for any type of Crime Watch program, which included training of the volunteers.

DDRC Report: Mr. Nagler presented the DDRC Report

*Columbiana Centre, special event for 1 weekend (Smile Direct Club) approved – 100 Columbiana Circle, 12/21/20

8450 S.F. Speculative Retail Space, preliminary / conceptual plans approved – 120 Columbiana Circle (former Ruby Tuesdays), 01/07/21

*Homeowner, solar approved – Archers Lane (in "Archers Courts" area), 01/13/21

* Chick-Fil-A, preliminary / conceptual plans for complete redevelopment approved- 294 Harbison Blvd, 01/25/21

* Wells Fargo Bank, replacement monument sign approved – 331 Harbison Blvd., 01/31/21

* Harbison Court, preliminary / conceptual plans of façade modifications of former "Baby's R Us" for proposed "Hobby Lobby" approved – 254 & 256D Harbison, 02/03/21

* Convenience Store w/Gas, preliminary / conceptual site plan for replacing the former Pier One Imports approved – 250 Harbison Blvd., 02/04/21

* Red Sake – Japanese Restaurant, new signage approved – 285 -G Columbiana Drive (former Tao Asian Fusion Cuisine), Columbiana Crossing (Five Guys Burgers, et al), 02/09/21

* Columbiana Centre, special event for 1 day (The Peach Truck) approved – 100 Columbiana Circle, 02/11/21

* Harbison Court, preliminary / conceptual plans for installation of 6 – 9 EV (electric vehicles) Charging Dispensers approved, 252-270 Harbison Blvd. (in the Center's existing parking spaces behind Olive Garden), 02/18/21.

RDRC Report: Mr. Cloutier presented the RDRC Report

* 6' wood privacy fence approved, Tawny Branch Road – earlier area of Harbison (off Piney Woods Rd), 12/29/20

* Vinyl siding, 4' black aluminum fence & expand deck by 3' approved, Hamilton Park Drive "Hamilton Park" area of Harbison (near Midlands Tech), 01/15/21

* 6" wood privacy fence approved, Timberleaf Court – "Archers Courts" area (off Archers Lane), 05/06/20.

Old Business:

Mr. Grove explained that since the Community Center re-opened in September 2020 (closed from 3/17/20 to 9/1/20) there have been three instances of Employees or Members notifying Staff that they had tested Positive for the COVID-19 Virus: 1 Lifeguard who was a student at USC; 1 Maintenance Employee who has limited contact with other employees or residents; 1 Member who occasionally visited the Center. In the case of the Lifeguard and the Member, Staff closed the Center, notified Members / Employees that were in close contact with the individual; sanitized. We hired a professional company to Sanitize the Center plus we purchased our own sanitizing "fogger" machine and installed "hands free" sanitizing dispensers and temperature checks. The protocols established by Staff in September worked extremely well, especially the reservation system designed by Danell Gunter, and the protocols continued to be in place.

Mr. Grove had made available the 12-31-20 Financials to the Board with copies in the Lobby: Income / Expense; Income / Expense to Budget; Reserve Account; Cash Flow; Balance Sheet; Collections.

Net Income 12-31-2020 was \$ 388,504.; Reserve Account \$ 600,126.; % of Delinquent Accounts - 9%; Assets \$ 2.6M;

New Business:

Mrs. Gunter updated the Board and Residents attending by Zoom, on current COVID protocols, Athletics, Programs. Activity on HCA's Tennis Courts has definitely increased; instructional clinics for small children are well underway; pool heater was down and a few water aerobic classes had to be cancelled since the water was in the low 80 degrees. Mrs. Gunter indicated that a quote of \$ 30,000. had been obtained to re- strip the GYM floor but no decision had been made to do the work in 2021. Also, she was looking into "Disc Golf" which appears to be a growing outdoor sport. Grading work was scheduled to start in a few days on the new outdoor Pickleball Court.

Kaden Watson updated everyone on work done at the Upper Pine Grove Cemetery and other recent projects completed / underway by the Maintenance Dept. and their contractors. Note: Maintenance had received numerous compliments plus special mention by the Irmo Town Mayor, for their work at the cemetery. Kaden mentioned that Covenant Enforcement – was well underway with Scott Lynch issuing "Door Knockers" – violation notices as needed but also issuing "Thank You" cards to those complying .

Ms. Betty ("Cookie") Brooks mentioned that she was working with a contractor to upgrade the HCA web site.

Mr. Grove mentioned that as of 2-23-21 HCA had in the Bank \$751,014 in Operating Funds and \$600,253 in a Reserve Account for a total of \$1,351,267.

The Annual Meeting of the Members is scheduled for 4-27-21 but at this time, the Board has not decided whether it will be a "Zoom" Meeting or an actual Meeting in the Community Center. While progress is being made in the COVID vaccinations – we are still using the social distancing guidelines. More information will follow regarding the Annual Meeting.

Executive Session:

Mr. Brower Motioned that the Board move into Executive Session, Mrs. Cannon Seconded and the Motion was approved with a vote of 8 for, 0 against, 1 Absent (Ms. Ayer). 7:27pm

Mrs. Cannon Motioned that the Board Move out of Executive Session, Mr. Nagler Seconded and the Motion was approved with a vote of 8 for, 0 against, 1 Absent (Ms. Ayer). 8:07pm.

Mr. West made a Motion that the Executive Director's contract be extended from December 31, 2020 to December 31, 2021 and a general wage increase be given, Mr. Nagler Seconded and the Motion was approved with a vote of 7 for, 1 against (Mr. Seabrook), 1 absent (Ms. Ayer).

Hearing no additional business, Mr. Brower Motioned that the Meeting be adjourned, Mr. Helsley Seconded, and the Motion passed with a vote of 8 for, 0 against, 1 absent (Ms. Ayer) 8:13pm

June Cannon, Vice President / Secretary