

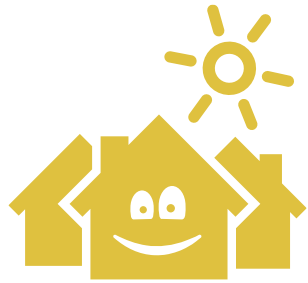
Deerfield POA

Surfside Beach

Deerfield Plantation POA Annual Meeting

February 25th , 2023

10:00 AM, Surfside Beach Library



Deerfield POA

Surfside Beach

Call to Order

Agenda

- **Quorum & Proxy**
- **Proof of Notice of meeting**
- **Approval of Agenda**
- **Approval of Treasurer's Report (second)**
- **Call for New Business**
- **Report of the Board of Directors**
- **Call of Election of Directors**
- **Unfinished Business from last year**
- **New Business**
- **Adjournment**

Welcome

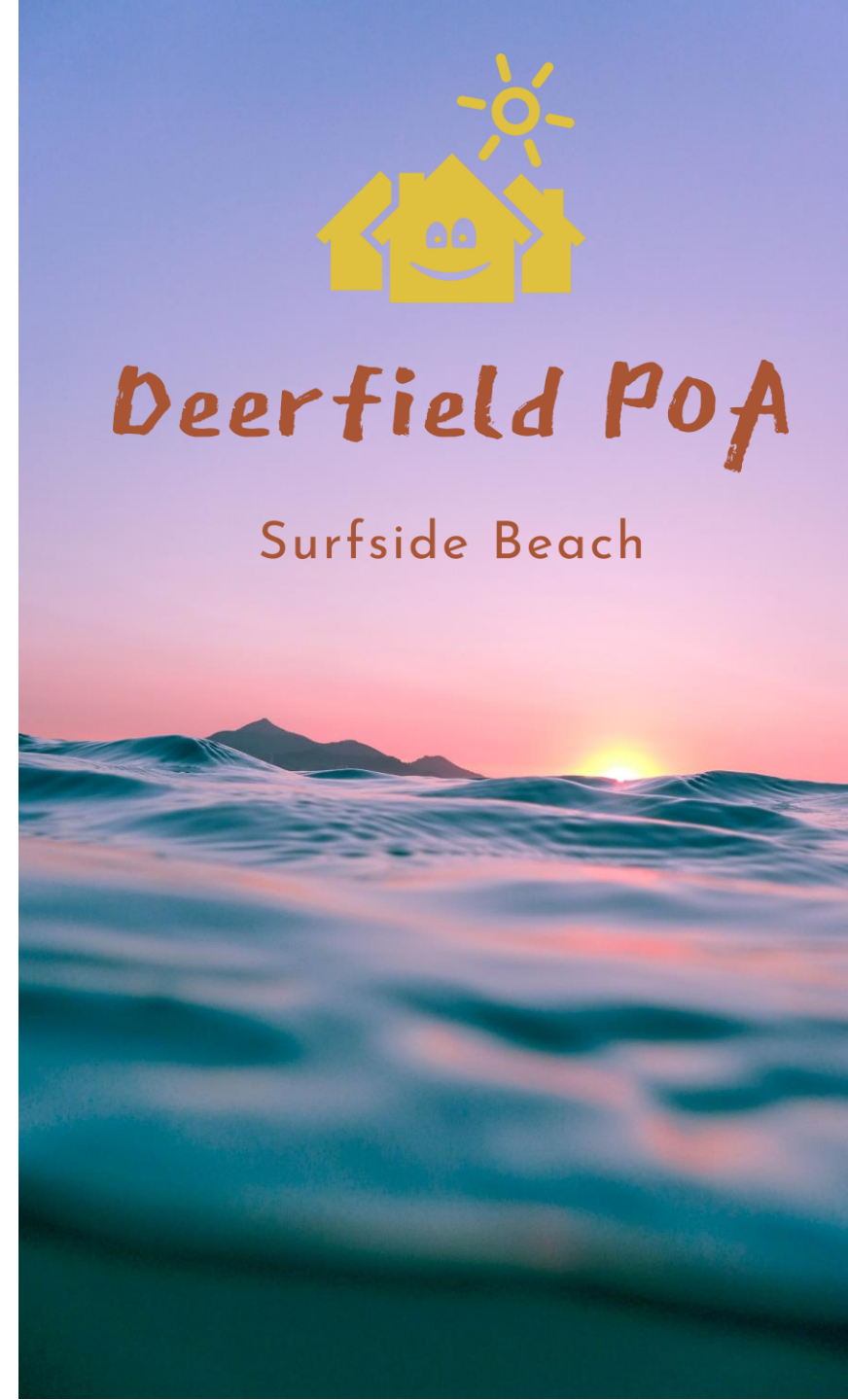
New Owners

- **January - 1910 Van Family**
- **February - 2100 Dasher Family**
- **March - 2241 Moorfield Family**
- **May - 2010 / 2020 Scanlan Family**
- **November - 2210 Kerr Family**



Deerfield POF

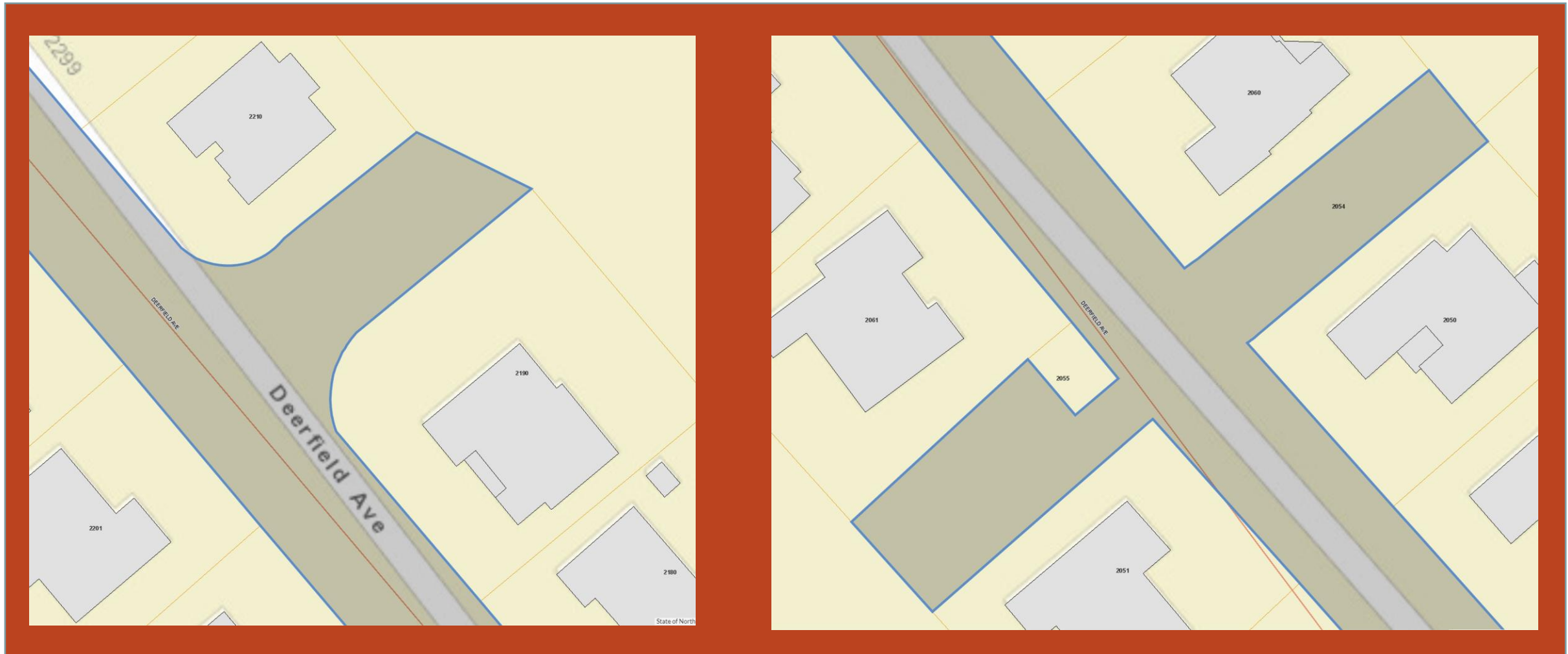
Surfside Beach





Last year

Common areas Obtained w/Road



Common Area



Pump Station Area



POA WEBSITE



 Hello Board Chair 

[Home](#) [Members](#) [Events](#) [Library](#) [Financials](#) [Gallery](#) [Complaint](#) [Discussions](#) [Classifieds](#)

Deerfield Plantation Phase II

PROPERTY OWNERS ASSOCIATION

Serving Deerfield Ave. & Auburn Lane

Surfside Beach, South Carolina



[KUESTER Website](#)

[POA Member Login](#)

- *Website is devoted to the residents of Deerfield Ave. & Auburn Lane*
- *Site members are required to provide an address & contact information*
- *All other visitors wishing to connect with the board, use the link below*

EMAIL US

Deerfield Plantation Phase II, D1
P.O. Box 3340
Fort Mills, South Carolina, 29716

1-888-600-5044

deerfieldpoa.online

[Members Chat](#)



Lisa Klein
1951 Glenns Bay Road D104



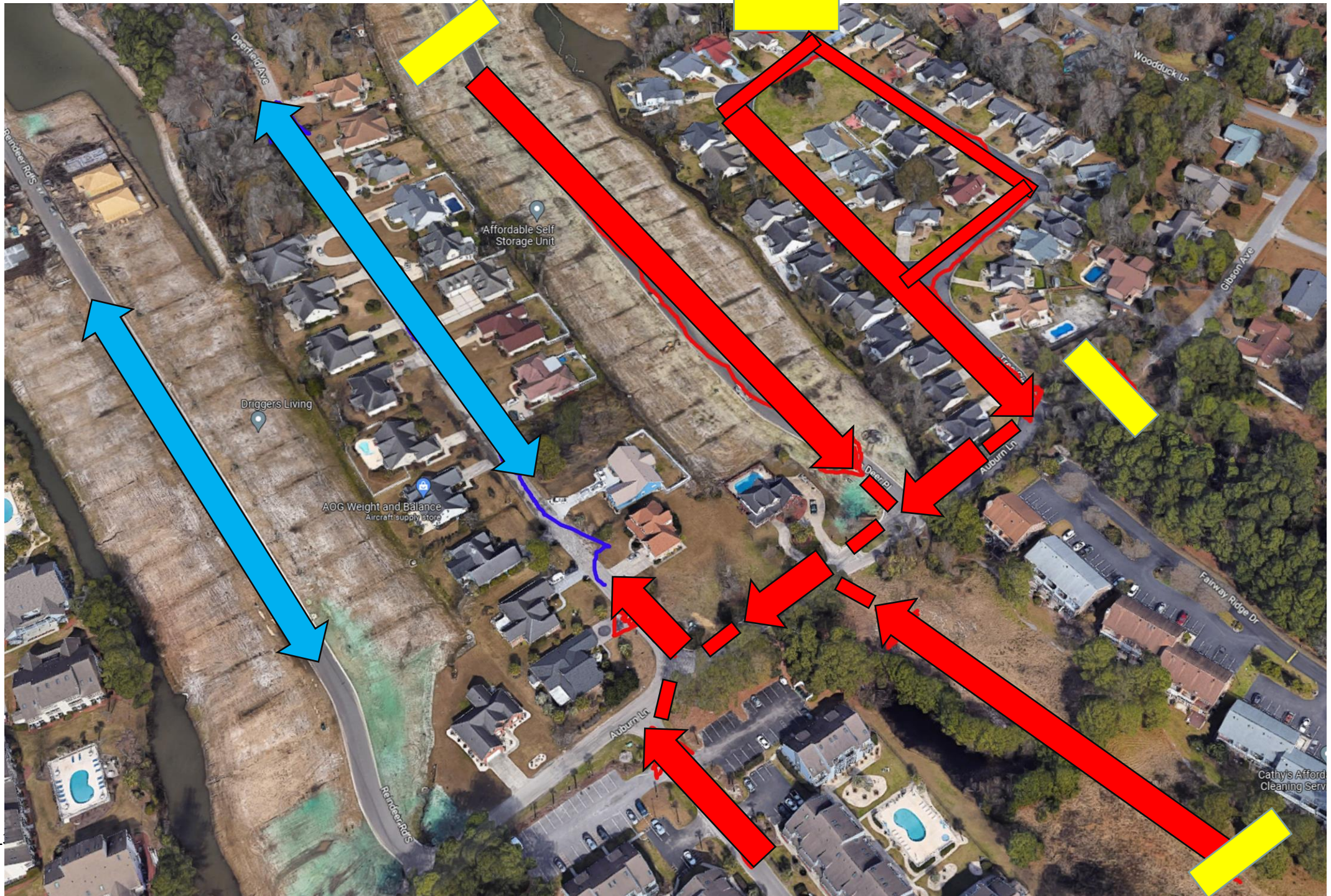
Financials / Taxes
Planning / Budgeting
Vendor Invoicing
Assessment Processing
Homeowner Website Portal
Records Retention
Architectural Reviews
Covenant Enforcement
Association Meetings
Legal Services
Board Education



Cost Breakdown Per Month

Financial Management		\$300
Client Services (70 Homes)		\$100
Community Manager Hours (up to 2)		\$120
Meetings		Included
Community Visits	(12 per year)	\$125
	Total	<u>\$645</u>

GATING DISCUSSION



Deerfield Ave

Affordable Self Storage Unit

Driggers Living

AOG Weight and Balance
Aircraft supply store

Auburn Ln

Deer Pl

Auburn Ln

Fairway Ridge Dr

Cathy's Afford Cleaning Serv

GATING GENERAL

HOW MANY GATES ?

DO ONE FIRST THEN EVALUATE ?

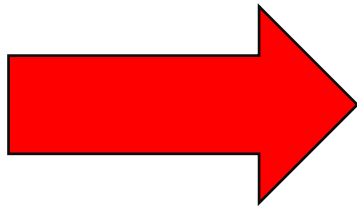
LITIGATION ?

EAST END VS WEST END ?

THE BEST BANG FOR THE BUCK – EAST !

ON THE WEST END

**WE ASSUMED A QUIT CLAIM
FOR FREE – SO WE
STARTED HORRY COUNTY APPROVAL
BOTH ENDS**



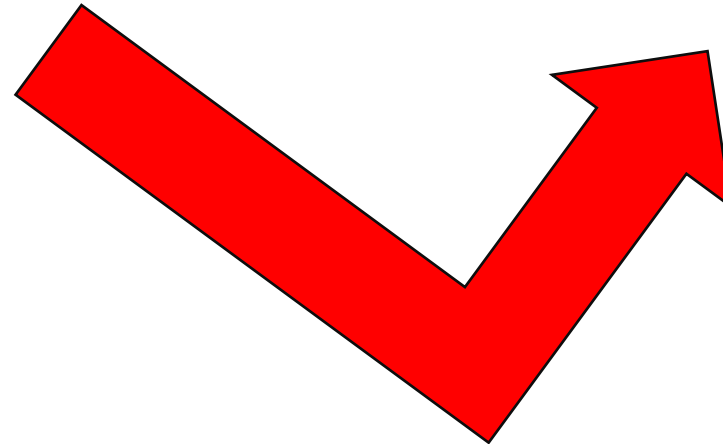
**TOOK 8 MONTHS
THROUGH ATTORNEYS**

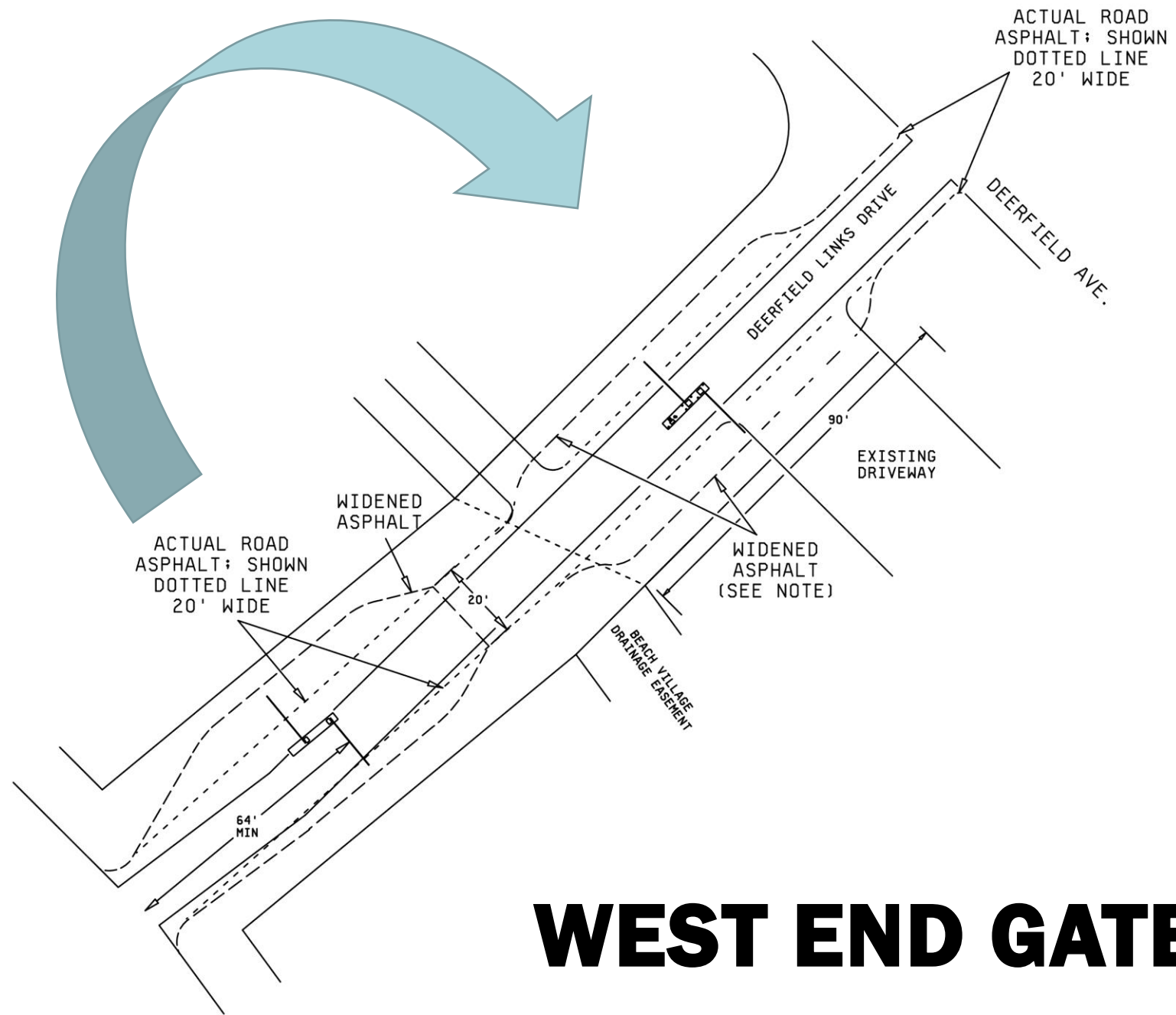
**\$\$\$
INTERROGATORIES**

WEST END OUTCOME!

**DEERFIELD LLC
OFFERED TO SELL
US ROAD**

**CONTINGENT –
NO GATING**



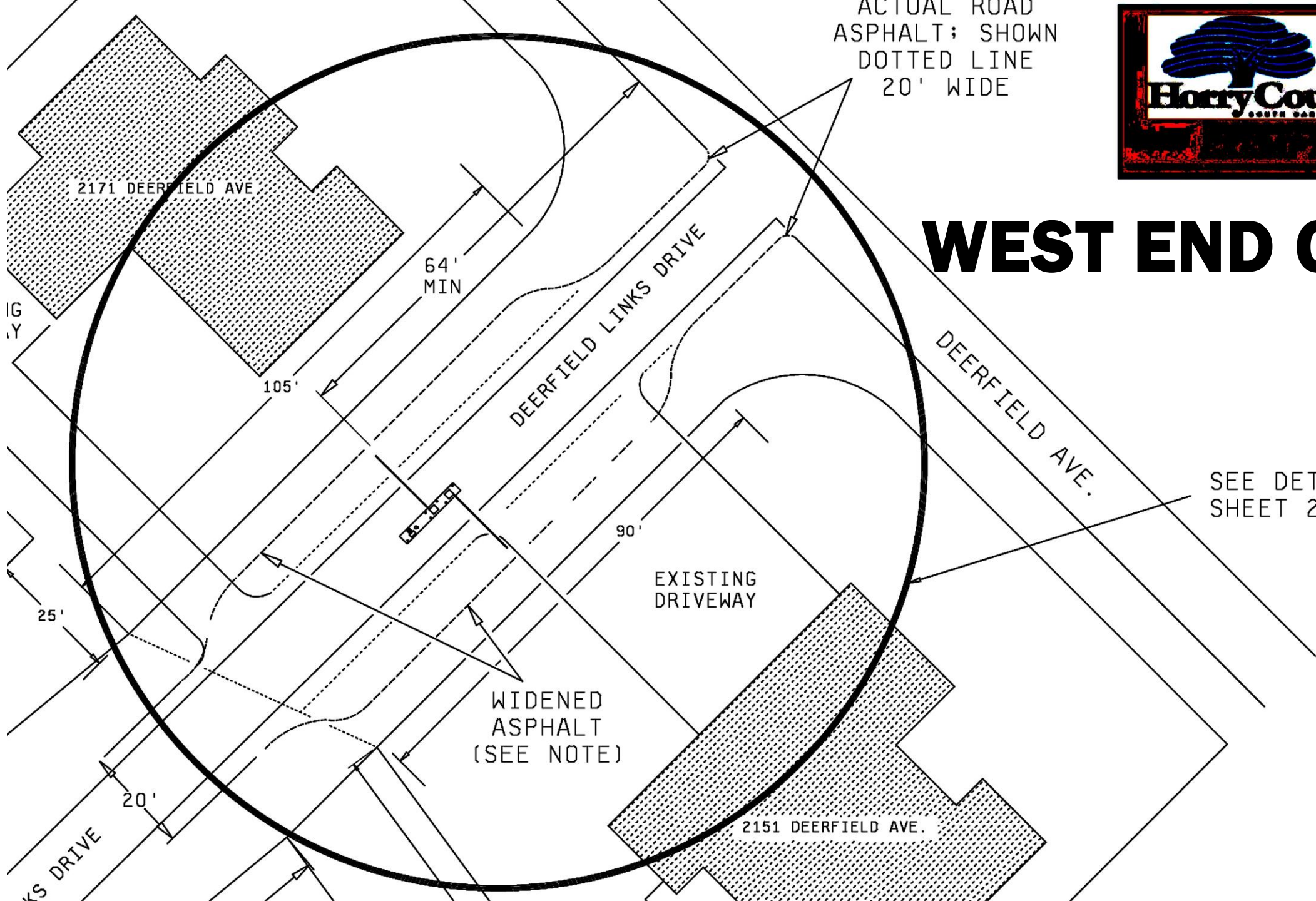


WEST END GATE



ACTUAL ROAD
ASPHALT; SHOWN
DOTTED LINE
20' WIDE

WEST END GATE



SEE DETAIL A
SHEET 2

WEST END GATE

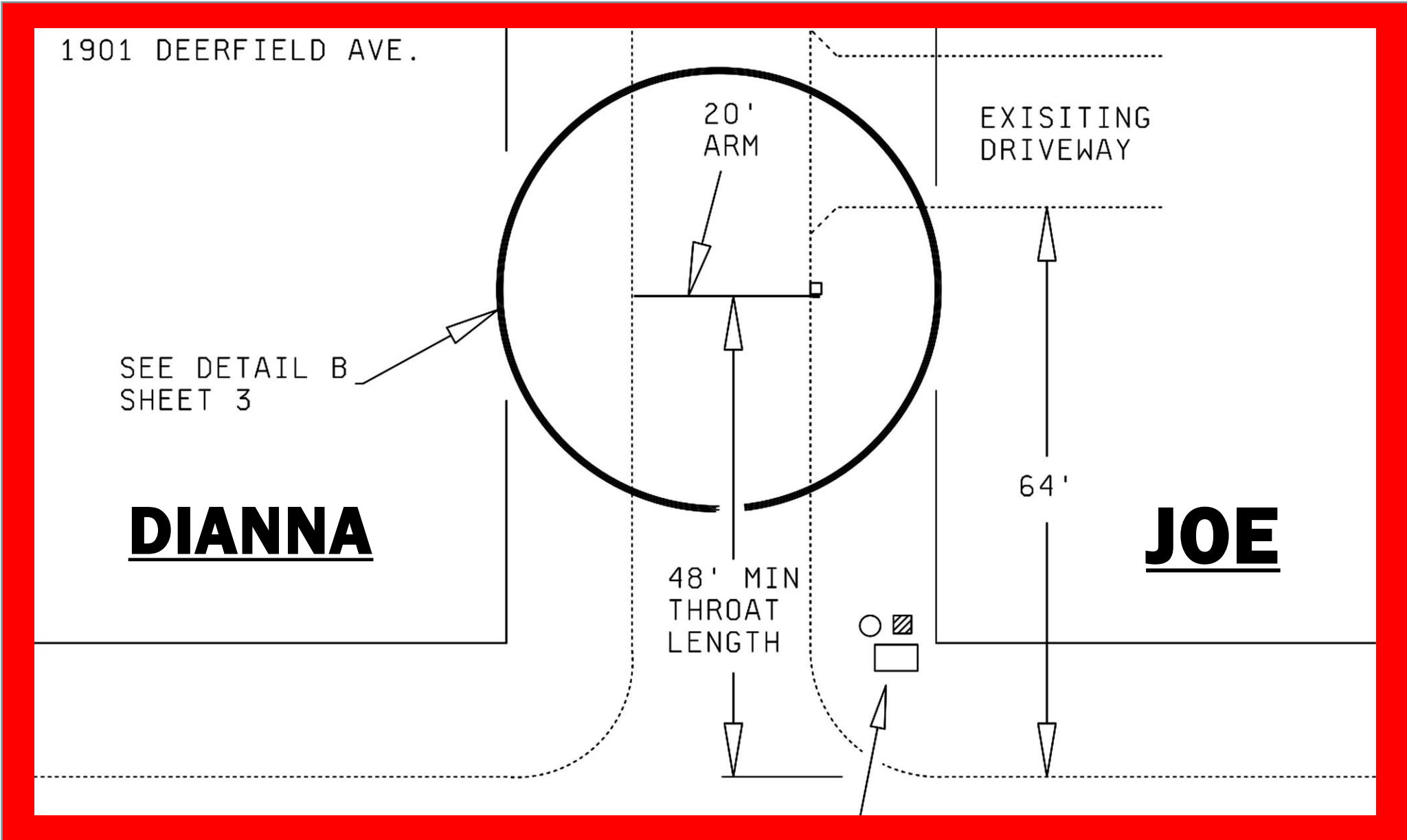
ANOTHER CHEAPER OPTION:

**AUTOMATIC ARM
ALLOWING TRAVEL
BOTH IN AND OUT !**

**ADVANTAGE NO WIDENING OF THE ROAD
AND NO KEYPAD, EASY ACCESS
FOR ALL!**

EAST END GATE FIRST





EAST END (SECONDARY) GATE

Boom Locking System





SERVICE. SALES. INSTALL. SUPPLIES.

NORTH CAROLINA. SOUTH CAROLINA.

888.864.4397

WWW.TEMSYSTEMSNC.COM

John Smith
11810 17 Bypass
Murrells Inlet

<u>Qty.</u>	<u>Model</u>	<u>Description</u>	\$22,688.06
1lot	WIRE	Cat5e DB cable	
2	LPR	License plate reader (Cameras)	
1	NVR4	4 Channel NVR w/2TB onboard storage	
1	247TC	247 color turret camera	
1	NEMA	NEMA outdoor rated enclosure	
1	SOS	Siren operated sensor	
2	LOOPS	Saw cut traffic loops	
1	BV	Boom locking system	
2	CP	Concrete pads	
1	BBU	Battery back-up for barrier gate	
1	AP20	Barrier gate with 20 ft boom arm cut for lock	
1	POST	4x4x15 powdered coated w/cap	
1	247T	Turret camera 247 color	
1	ROU	Network router	
1	AC	Cloud access control w/One year cloud included	
1	RFIDR	RFID reader	
125	RFIDWT	RFID window tags	
25	RFIDHLT	RFID head light tags	



✓ 89



Officer Elections

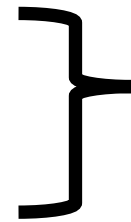
Board Voted

**Stay at Three (3) Members
with Management
Group**



Current Members On Ballot

Chris Sartin
Doug (Monty) Montelone



Acclimation

Nominations from the Floor?

Hand Vote > Ballots

Unfinished Business



36" X 30"
Reflective
Aluminum

Unfinished Business



**ROADWORK
QUOTES**

SPEED BUMPS & RE-SEAL

COST \$\$\$

More Unfinished Business

DONT LIKE YOUR ASSOCIATION'S RULES?

CHANGE THEM!



**Rewrite of Documents
Sub-Committee**

CHAIR - Chris Sartin



Reading of Minutes (Approve ?)
Adjournment