

**Regularly Scheduled Meeting
CDPOA Board of Directors
January 14, 2025 | 2:00 pm – Small Dining Room, CARC**

Board Members Present: Webb Smathers, Diana Manly, Karen McAlister, Jo Gable (by telephone) and Nancy Palisin

Board Members Absent: Jerdone Davis, Lois Torlina

Chair Members Present: Anne Snider (Communications and Welcoming); Sandi Waskowski (Rental)

POA Members Present: Gladys Vaughan; Marion Sieffert

Call To Order: President Smathers called the meeting to order at 2:00 pm. A quorum was declared based on a majority of Board members being present.

Approval of Minutes: By motion made and duly seconded, the Board members present unanimously approved the minutes of the Board meeting on December 10, 2024.

Treasurer Report – Jerdone Davis: Jerdone submitted, in advance, a written Treasurer Report through January 14, 2025, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. By motion made and duly seconded, the Board by unanimous vote of members present (i) accepted the Treasurer's recommendation that the Board remain with the accounting firm of Lindley-Pettigrew for 2025 and (ii) approved the 2025 Contract submitted by Lindley-Pettigrew with the caveat that the President's name be updated.

The Board also discussed the continuing Court stay on filings under the Corporate Transparency Act. Board members agreed to go ahead and provide copies of their drivers licenses to Anne Snider in case the stay is lifted and a new filing deadline is imposed.

President's Report – Webb Smathers: The President reported receiving complaints about residents' garage doors being left open for long periods of time. The Board agreed to include a reminder of the terms of the Restrictive Covenants on this matter in the next issue of the Communicator, in hopes that this will resolve the matter.

Committee and Coordinator Reports

ARC Committee Report – Karen McAlister, Chair: Karen reported that the Committee had not met since the last Board meeting but asked for temporary authority for the ARC Committee to approve mailbox repairs that met the Guidelines without seeking full Board approval. By motion made and duly seconded, the Board members present unanimously approved this request.

Common Properties Committee Report – Nancy Palisin, Chair: Nancy submitted a written Committee report, a copy of which is attached hereto as Exhibit B and incorporated herein by reference, which includes a proposal from the Clemson University School of Architecture to

design and repair the bridge as a spring semester project. The Board received this news with much gratitude to Nancy and her Committee for their continued hard work. By motion made and duly seconded, the Board members present unanimously approved the terms of the attached proposal. The Board is trying to schedule a meeting with the representatives of the School of Architecture's Community Design and Research Center on January 24, 2025.

Communications Committee Report – Anne Snider, Chair: Anne advised that she is still working on the 2025 Directory including the names and terms of the new Board Members.

Social Committee Report –Diana Manly: Diana reported a great start to the new year with 22 people attending the January 2025 First Friday of 2025, hosted by Lois Torlina. Diana also was delighted to report that Lois, a newly elected Board member, has agreed to take over as Chair of the Social Committee. The Board expressed its gratitude to Diana for her many years of service to our community social activities.

Community Cable TV Coordinator Report – Eldon Blust, Coordinator: By written informational report to the Board presented in advance, Eldon advised the Board of the current status of details for the termination of CCTV services and requested that the Board authorize Eldon to submit a written Notice of Termination to Vyve for the CCTV service arrangements. By motion made and duly seconded, the Board members present unanimously approved this request. The last day of CCTV service remains February 28, 2025. Subscribers are urged to have made alternative arrangements by this date.

Rental Committee Report – Sandy Waskowski: Beginning this month, Sandy has taken over the responsibilities as Chair of this Committee and reported that there are currently three (3) rental properties: 12 Birch Lane, 620 Downs Loop and 7 Little Lane. All are in compliance with the POA Rental Policies except 7 Little Lane. Sandy has ascertained that the City did inspect the property and approved it until August 2025. Sandy will continue her efforts on 7 Little Lane when the City's inspection is up for renewal.

Report from CARC Board Meeting – Anne Snider: No update.

Old Business– President Smathers: No report

New Business – President Smathers: President Smathers announced the newly constituted POA Board as of January 1, 2025 as follows:

BOARD MEMBER	TERM EXPIRES
Webb Smathers	12/31/2025
Jo Gable	12/31/2025
Jerdone Davis	12/31/2025
Nancy Palisin	12/31/2025
Diana Manly	12/31/2026
Karen McAlister	12/31/2026
Lois Torlina	12/31/2026

By motion made and duly seconded, the Board members present unanimously approved the following slate of officers for 2025:

Webb Smathers	President
Diana Manly	Vice President
Jo Gable	Secretary
Jerdone Davis	Treasurer

By motion made and duly seconded, the Board members present unanimously approved the following Committee Chairs and Coordinators for 2025:

Karen McAlister	Chair, Architectural Review Committee
Nancy Palisin	Chair, Common Properties Committee
Anne Snider	Chair, Communications and Welcoming Committee
Lois Torlina	Chair, Social Committee
Eldon Blust	Community Cable TV Coordinator
Sandy Waskowski	Rental Coordinator
Gary Newkirk	Gazebo Reservations Coordinator

By motion made and duly seconded, the Board members present unanimously approved the following Street Representatives for Board issues:

Lois Torlina	Bayberry, Kendra, and Summer Walk
Jerdone Davis	Birch and Little Lane
Karen McAlister	Hickory Way
Diana Manly	Keystone Lane
Jo Gable	Downs Boulevard
Webb Smathers	Downs Loop

By motion made and duly seconded, the Board members present unanimously approved the President's appointment of Marion Sieffert as Assistant Secretary for the purpose of preparing the Board minutes.

The meeting was adjourned at 3:25 pm.

Respectfully submitted,

Marion Sieffert
Asst. Secretary

It is with regret that I am unable to attend the first board meeting of 2025, but my family is having issues and I will be traveling to Atlanta and to Mississippi this week. Below please read my report along with attachments.

BANK TOTALS, BOTH VYVE ACCOUNT AND CDPOA ACCOUNT:

As of 12-31-2024, the #5549 account had \$57,654.60. On January 3, 2025, I paid the Pickens County Treasurer a total of \$60.90 for 2024 taxes on S/Side Downs Loop (\$40.69), and E/Side Kendra Place (\$20.21).

As of 12-31-2024, the Vyve account had \$10,476.28 remaining after the December payment of \$3,031.16 was deducted.

ACCOUNTANT FIRM PROPOSAL

Lindley-Pettigrew sent us a new contract with a date next to the accountant's name [Art Tompkins] of November 30, 2024. The CDPOA primary contact name assigned to the contract is Denny Walling, a past president of the CDPOA. This contract will need to be amended if we determine as a board to remain with Lindley-Pettigrew.

Pursuant to our December 2024 meeting, I stopped the January 10, 2025 payment of \$100.00 to L-P until we could determine if a new accountant firm would be employed by us.

To date, the two firms approached are unwilling to sign on to help us (Suggs/Johnson and Payne/White/Schmutz). Jason White with the latter firm is putting feelers out to accountants he knows in the area that might be better informed about POAs and HOAs than he is.

Since this is tax season, I would like to propose that we remain with Lindley-Pettigrew this year and have this contract (attached) amended to reflect Webb Smathers as president, and I will reinstate the payments which will be \$60 per month (if I am reading the contract correctly), a total of \$720.00 per year. (There are other calculations in the contract that need interpretation.)

STAY ON THE CORPORATE TRANSPARENCY ACT

As Marion Sieffert emailed, there was a postponement by court ruling on the filing obligations as of 12-26-2024. Again, I would like to propose that we ask Lindley-Pettigrew to keep us informed on this ruling and watch this over time.

IRS INVOICE WITH FEES:

There is no update on the status of the IRS bill from Lindley-Pettigrew.

Also, there is no update on whether we will owe tax on the GoFundMe monies.

(Attached is Ashley Crenshaw's email from 12-10-2024 regarding unanswered questions to the above.)

Next week when I return from family issues, I will get in touch with Ashley at Lindley-Pettigrew and ask for follow up on this IRS fee as well the GoFundMe monies' taxation.

Respectfully submitted,
Jerdone Davis
Treasurer, CDPOA
12-14-2025

Clemson Downs POA Board Meeting
Common Properties Committee Report
January 14, 2025

Update on Common Property Trees —

Sweetgum trees between 1010 & 1008 Keystone —TreeSouth removed hazardous 24"x70' Sweetgum, cutting stump as low as possible. They also reduced heavy end weight of horizontal limbs of the remaining Sweetgums and removed dead wood >2".

Having had no response from Simmons Tree Service regarding a requested invoice, chairman Nancy Palisin had treasurer, Jerdone Davis send check on Dec. 30, 2024 for \$1,400, Matt's verbal quote of \$1,500 - \$100 for having to ask another crew to finish the log cutting job.

Gazebo/ Garden Shed —

Action Services did the final garden shed toilet clean out. Payment has been scheduled through our bank. Thanks to Eric Snider for draining the toilet water tank and water line for the winter.

Update on Woodland Walk and Bridge —

*As of last donation there is \$11,523.93 in the Bridge Fund.

*Webb Smathers received a quote from Kent Wigington owner of The Boat Dock Co. of \$13,600.00 for a 4'x35' aluminum bridge, including building, installing, and removing the destroyed bridge from the Woodland Walk area.

*On Tuesday, Jan. 7, 2025 Nancy Palisin received a call from Professor Daniel Harding, Clemson Univ. School of Architecture, Director of Community Design & Research Center. He was replying to the email application by colleague David Allison (Camelot resident and donor to CDPOA bridge fund) and Nancy Palisin, CPC chairman appealing for consideration for his spring semester projects (deadline 1/1/25).

Dan Harding has already visited our site with David Allison and is excited about the possibility of helping our POA with the bridge restoration project through a School of Architecture catalyst grant for design and construction. We would supply cost of supplies through our bridge fund. There would be no labor cost, and their projects are not-for-profit. Nancy Palisin arranged a follow-up meeting with Dan Harding on Friday, Jan. 10th sat 9:00 so he could meet our POA Board President Webb Smathers. Dan showed us pictures of some of the bridges his Center has built and gave us an idea of how the Community Design & Research Center class of both undergrad and graduate students works. Dan will send us a written explanation of the project proposal for our Board meeting on January 14th. The project will be designed to stay within our \$12,000 budget.

Woodland Walk Creek Update —

Our contractor Ryan Smith and crew of 2 hand-shoveled the sandy silt island in the middle of the creek, moving it over toward the trail bank. They will be back to do another sweep of creek debris from the whirlpool area to the bridge site.

Ryan strongly suggested that we do a rip rap rock install along the eroded bank now that the silt island has been moved and water is flowing well. He will put together an estimate of amount of rock needed and get cost from Boulevard Landscaping. With his discount and getting the delivery straight from the distributor to our cul-de-sac would save money.

CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION

COMMUNITY CABLE TV COORDINATOR Eldon Blust

REPORT TO BOARD MEETING FOR JANUARY 14, 2025

The Community Cable TV Coordinator presents the following plan for the termination of Community Cable TV services:

Executive Summary

(For inclusion in meeting minutes)

- The CCTV Coordinator presents a Detailed Plan for the termination of CCTV services.
- The Board authorizes *Notice of Termination* to be issued to Vyve Broadband for the CCTV service arrangements.
- The last day of CCTV service remains 02/28/2025. Subscribers are urged to have made alternative arrangements by this date.

Detailed Plan

(For benefit of Treasurer)

- **01/14/2025** CDPOA Board authorizes CCTV Coordinator to issue *Notice of Termination* to become effective 03/20/2025 (End Date of the current Business Service Order) to Vyve Broadband (“Vyve”) for the services provided under Vyve Account 802-295004.
- +/- **01/15/2025** (range is indeterminate due to variations in Vyve drafting algorithm) Vyve automatically drafts SouthState Bank Account XXX4340 (“Vyve Pass Through”) \$3,031.16 (currently monthly draft amount) paying Vyve through 01/31/2025 and leaving a balance of +/- \$7,444.27 (range is indeterminate due to miscellaneous interest accruals).
- +/- **02/15/2025** Vyve automatically drafts Vyve Pass Through Account \$3,031.16 paying Vyve through 02/28/2025 and leaving a balance of +/- \$4,431.11.
- **02/28/2025** Official End of CCTV service as provided through CDPOA. Although connectivity may continue after this date, subscribers are urged to make alternative arrangements for their needs.
- +/- **03/15/2025** Vyve automatically drafts Vyve Pass Through Account up to \$3,031.16 (variance due to uncertainty as to how Vyve will prorate partial period payment) paying Vyve through 03/20/2025 and leaving a balance of at least \$1,381.95.
- +/- **03/16/2025** CDPOA closes Vyve Pass Through Account by transferring any balance existing after Vyve’s March draft to its general fund thereby assuring no future drafts by Vyve. (Action: Treasurer)