

**PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

**2010 ANNUAL MEMBERS' MEETING**

**MINUTES**

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**FEBRUARY 15, 2010**

The Annual Meeting of the Board of Directors of the Pawleys Plantation Property Owners' Association, Inc. was held on Monday, February 15, 2010 at 11:00 a.m. at the Pawleys Plantation Golf & Country Club Conference Center, Pawleys Island, South Carolina.

**I. CALL TO ORDER**

Mr. Zeddun, President of the Pawleys Plantation POA Board of Directors, opened the Meeting by welcoming those in attendance. He asked that anyone who had not signed in to please do so at this time. Mr. Zeddun formally called the Meeting to order and stated that in accordance with the Association's By-Laws, Article 2, Section 3, Annual Meetings, "The regular annual meeting of the Membership shall be held within the first week of February of each year at an hour set by the Board. However, in no event shall the annual meeting be more than thirty (30) days from the first of February". He also stated that, as President of the Association, he would serve as Chairman of the Meeting. Betsy Nemeth, Secretary of the Association, would serve as Secretary of the Meeting. Susan Lockwood would serve as Recording Secretary.

**II. INTRODUCTIONS OF MEMBERS, MANAGEMENT & GUESTS**

Mr. Zeddun introduced the Board Members in attendance: Mike Finley, Betsy Nemeth, Gary Griggs, Dennis Cangelosi, Carol Sacco, Cyndee Long, and Jim York. He also reported that Board Members Rip Head, Dennis Space, Peter Aubrey, and Ed Osterhuber were not able to attend the Meeting. Mr. Zeddun also introduced the K.A. Diehl & Associates' Management Team: Vicki Gallagher, Vice President; Steve Reynolds, Community Manager; Susan Lockwood, Association Assistant; and Vanessa Fattoross, Association Assistant. He then introduced Joan Hodges, the Association's auditor of McIntyre, Ziegler & Hodges. Chairman Zeddun stated that Steve Reynolds has been appointed Agent and Proxy for those Members of the Association not present at the Meeting for the purpose of voting.

The Chairman requested that all Members of the Association identify themselves by last name and lot/unit number for the benefit of the record prior to commenting on the business of the Meeting or making motions relative to the business of the Meeting.

**III. OPENING STATEMENTS**

Mr. Zeddun gave the opening statements.

**IV. REPORTS**

**A. PRESIDENT'S REPORT**

Mr. Zeddun thanked the Board for all their hard work this past year. In the future, the Board will focus on three major areas.

1. The ongoing maintenance of aging facilities. Pawleys Plantation was built in the late-eighties and the Board has repaired many things this past year. The street signs have been repaired or replaced; the front entrance has been updated, and the front entrance lighting has been updated. The ongoing maintenance of the property will continue in 2010.

2. The Board has also implemented a five-year program to maintain the roads.
3. The Board is also looking at security and will have several proposals to present at the Town Hall Meeting and will request homeowner input on how to proceed.

Mr. Zeddun reported that there are two Board members retiring this year:

- Peter Aubrey, Chair of the Animal Control Committee, spent much time ensuring that the community is free of feral pigs and countless hours traversing the entire length of the property fence line to ensure that it was being properly maintained and repaired where it needed to be.
- Ed Osterhuber, Co-chair of the Landscape and Appearance Standards Committee made the first contact with Georgetown County regarding mosquito control. Thanks to Mr. Osterhuber, Pawleys Plantation has better mosquito control than any other community in the county. He has also coordinated a lot of efforts with David Eure working to maintain the property. Many homeowners brought issues, such as drainage, to Ed's attention that was not his to take care of, but he never turned them down.

**B. SAFETY & SECURITY REPORT**

Mr. Cangelosi reported that this past year was relatively quiet except for the week of December 10<sup>th</sup> when there were numerous vehicle break-ins. He noted that nine of the ten vehicles that experienced thefts were not locked. This case remains open. Homeowners need to keep their car doors locked and/or install passive lights near their homes to protect their property.

Since these break-ins, Mr. Cangelosi has received several phone calls regarding re-implementing the Night Rover program. The Board will have an answer in May regarding the reinstatement of the Rover.

"No Soliciting" signs have been installed at the front entrance. Now that the signs have been installed, if homeowners get solicitors, they are to inform security.

A new solar powered speed monitor has been installed on Golden Bear Drive.

**C. ARCHITECTURAL REVIEW BOARD REPORT**

Mr. Finley reported that 2009 was a quiet year for the ARB. They handled approximately fifty applications, of which twenty-seven were for tree removal. There was no new home construction initiated in 2009. There are two home plans that are pending.

There were changes in the ARB Board last year. Long-time Board member Peter Law retired in September, and two new members, Warner Cole and J.R. Relford, joined Peter Aubrey, Joan Noble, Annette Sweeney, and Mr. Finley to compose the six-member ARB Board. Last year the POA Board set new term limits of three (3) years for ARB Board members. Since three members of the current Board have reached six years or are approaching six years, it would not be practical for them to all leave at one time. Thus, one member will be displaced each year for the next three years.

In 2009, the Board began general revisions of the ARB Manual. This will continue into 2010. There will not be any significant changes—just clarification of the rules and regulations.

If a homeowner is planning any changes to their home or land, please contact any member of the ARB Committee before starting your project to see if a permit is required.

**D. LANDSCAPE/APPEARANCE STANDARDS**

Ms. Long reported that in 2009 the following things were accomplished:

- Brickwork paving done at the Main Entrance
- Permanent lane divider installed at the Main Entrance
- Old lighting replaced at the Main Entrance
- Guard House pressure washed
- Blacktop repaired and sealed at the Main Entrance
- Drainage has been worked on, but more needs to be done. The ditches that connect the lakes need to be cleaned by the Developer, who controls drainage throughout the Property
- There was an annual clean-up day on April 18, 2009
- Work was done on the appearance standards and they were incorporated into the Guidelines for Residents and Guests
- A number of vacant lots have been cleaned up
- New guidelines for maintenance and occupied lots have been approved and information will be posted on the POA Website
- In 2010 the Landscape Committee is going to do a request for proposal for the awarding of the landscape contract that expires at the end of 2010
- The POA is working with David Eure to clean up the POA-responsible set-aside areas on several vacant lots

**V. DETERMINATION OF A QUORUM**

Chairman Zeddun reported that the percentage of Membership present by Proxy was 44.28571% and the percentage of Membership present in person was 20.63492%. The total percentage of Membership represented at the Meeting was 64.92063%. He noted that a quorum had been established to successfully conduct the Meeting, in accordance with the By-Laws of the Association.

**VI. PROOF OF MAILING**

The Chairman examined the Notice and Proof of Mailing of the Notice for the 2010 Annual Members' Meeting and noted that the Proof of Mailing, along with a sample of the Notice, would be filed with the Official Records of the Meeting.

**VII. APPROVAL OF MINUTES**

Chairman Zeddun allocated time for the Membership to review the 2009 Annual Members' Meeting Minutes. Following review, the Chairman stated that a motion to accept the February 16, 2009 Board of Directors Annual Meeting Minutes as written would be entertained.

**A motion was made by Ms. Renelt (Lot I-08) seconded by Ms. Faulk (Lot G-35) to approve the 2009 Annual Members' Meeting Minutes as written. The motion carried unanimously.**

**VIII. TREASURER'S REPORT**

Mr. Griggs reviewed the financial statements for the 2009 Operations and Reserve funds. The statements are attached to these Minutes and identified as Exhibit "A". Mr. Griggs also covered many topics relative to the 2010 budget and project funding and answered questions from homeowners.

**IX. AUDITOR'S PRESENTATION**

Mr. Griggs gave a brief background and introduced Ms. Joan Hodges of McIntyre, Zeigler, and Hodges, CPA. Ms. Hodges presented the draft form of the 2009 audit. She stated that no changes were expected to this draft in its final form. Ms. Hodges presented the balance sheet. The full report is attached to these Minutes and identified as Exhibit "B". Ms. Hodges invited homeowners to call her with any questions regarding the audit.

**X. ELECTIONS**

Chairman Zeddun stated that the primary purpose of the Annual Members' Meeting is to allow the Membership to elect the Directors of the Association, and Article III, Section 1 of the By-Laws states that the affairs of the Association shall be governed by a Board of Directors. Section 2 states that the Board shall be composed of not less than three (3) or more than twelve (12) Board Members. Section 4 states the term of each Board of Directors shall be for three (3) years.

The Chairman reported that Peter Aubrey and Ed Osterhuber were retiring from the Board this year and the terms of Dennis Cangelosi and Carol Sacco are expiring. The Chairman reported that several members of the POA served on the Nominating Committee for the purpose of selecting qualified Members of the Association who would be willing to serve as Members of the Board, if so elected. The Nominating Committee's slate is:

<u>NAME</u>	<u>ADDRESS</u>
Dennis Cangelosi (incumbent)	52 Masters Drive, Pawleys Island, SC
Leo Harootyan	16 Sweetwater Court, Pawleys Island, SC
Pat Rogers	86 Salt Creek Place, Pawleys Island, SC
Carol Sacco (incumbent)	613-B Golden Bear Drive, Pawleys Island, SC

Chairman Zeddun then opened the floor to additional nominations. With none being made, he then stated that he would entertain a motion and a second to elect the Slate of Nominees by acclamation.

**A motion was made by Mr. Riccioni (G-09), seconded by Mr. Smith (A-57) to close the nominations. The motion carried unanimously.**

**A motion was made by Mr. Welde (G-13), seconded by Ms. Faulk (G-35) to elect the Slate of Nominees by acclamation. The motion carried unanimously.**

Chairman Zeddun advised that immediately following this Meeting, an Organizational Meeting will be held by the Board Members to elect the Officers for 2010.

**XI. OLD BUSINESS**

Questions from the Members:

- John Lynch (D-49): Will the ARB have a whole new slate of officers? Mr. Finley replied: No; right now there are two new members on the committee. Mr. Finley has

been on the committee for two years, and Joan Noble has been on the committee for six. This year, one of the senior members will be replaced, and next year, one more of the senior members will be replaced.

- John Lynch (D-49): Are the term limits for the ARB in the By-laws? Is there a list of qualified applicants that want to be on the ARB committee? Answer: The term limits for the ARB are separate from the POA. Yes, there is a list of applicants.
- John Lynch (D-49): The ARB term limits should be included in the POA By-Laws. Also, there are two pages in the ARB manual that reference "a permanent committee". The word "permanent" should be replaced with "standing." Mr. Finley agreed.
- John Lynch (D-40): Are there any plans to repair or replace the fencing along the borders of the POA? Mr. Zeddun replied that the Board is studying the feasibility of fencing the west side of the property. This will be discussed at the Town Hall Meeting.
- Randy Hollister (Lot E-18) stated that he appreciated the security alerts, but suggested they go through e-mails rather than on the Message Board because of the impression that such a message may create to visitors. Mr. Zeddun responded that the problem with using e-mail is that not everyone has it and it was important that everyone be notified immediately regarding the break-ins. Mr. Griggs requested that any homeowner whose e-mail address is not in the directory, please forward it to him so that e-mails would reach more Members.
- John LoCascio (A-39) stated that most of the break-ins were on Savannah Drive and that is probably due to the streets being too dark. He suggested installing streetlights. Also, the entrance needs better lighting at night.
- Unidentified comment from the floor: If the Board were going to spend money, it would be better spent on lighting than on a Rover.
- Cecelia Campbell (M108-2) thanked the Board for having the vacant lots cleaned up. She requested the Board ask the LLC to cut down the brush on the lots that it owns.
- Leo Harootyan (B-16) stated that the entry gates need to be more reflective and suggested that white strips be added to the gate arms. Mr. Cangelosi agreed and stated that the tape would be purchased.
- Gil Goldsmith (D-46) asked Mr. Eure if there was something he could do about a very large evergreen tree on Green Wing Teal that is blocking the line of sight. Mr. Eure said he would take care of it.
- Unidentified comment from the floor: What is going to be done about the debris from the snow? Mr. Eure stated that it is being picked up now.

## **XII. NEW BUSINESS**

### **A. Time Warner Contract**

The Time Warner basic cable TV contract expires in April 2010. Discussion ensued regarding the length of the new contract. By a show of hands, it was recommended

that the Board sign a three-year (vs. a ten-year) contract because of changing technologies. Mr. Caissie (141-2 Weehawka Way) volunteered to assist the Board.

**XIII. ADJOURNMENT**

**A motion was made by Mr. Rogers (A-05) seconded by Mr. Smith (A-57), to adjourn the meeting at 12:15 p.m. The motion carried unanimously.**

Submitted By: \_\_\_\_\_  
Susan Lockwood, Association Assistant

Approved By: \_\_\_\_\_  
President

Date: \_\_\_\_\_

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