

**PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
FEBRUARY 19, 2007 AT 10:00 A.M.**

**I. CALL TO ORDER**

Bern Sweeney, President, called the Annual Meeting to order at 10:05 A.M.

**II. ESTABLISHING A QUORUM**

Sally Hogan informed the Members that a quorum had been established with proxies and property owners present.

**IV. PRESIDENT'S REPORT AND INTRODUCTION**

Bern welcomed everyone to the 2007 Annual Meeting and commented that the Board has tabled the proposed Board Amendments, but that we would have a 30 – 45 minute forum after the official close of the Annual Meeting to discuss the Transfer Fee proposal. Bern noted that we have a microphone set up in the center of the room and we are recording the meetings so that we can capture Member thoughts and suggestions.

Bern commented that we have had two Community Clean-up Days in 2006. One was in November on earth day and the other was in April, which 30 – 45 people came out. We cleaned up a lot in four to five hours. Our next Community Clean-up Day is scheduled for April 21, 2007.

Bern reported that the Board renewed the contract with ValleyCrest for 2007 and we are on the right track; things have improved tremendously in terms of landscaping.

Bern stated that we have advanced our ability to communicate with our membership. We have established a website that is being viewed. We post the Minutes from our Board meetings on the website, as well as the quarterly newsletters and other items of interest to Members. We also have a bulletin board at the Clubhouse outside near the Pro Shop and a message board near the guard house as you exit the Plantation.

Bern stated that we have a December 2006 updated POA Telephone Directory thanks to Gary Griggs and without expense to the Association.

Bern commented that we have improved security and Warner Cole would give an in-depth report later in the meeting. We have also changed the security service contract from the LLC to A-Services. A-Services took over February 5, 2007. They are supplying us with a car for the rover. We would like to offer our rover car for sale to Members for its blue book value, which is approximately \$3,000.

**V. TREASURER'S REPORT**

Pat Buss reviewed Revenues, Expense and Changes in Fund Balance.

Pat reported that regular assessments exceeded the 2006 budget by \$9,457 because of new members. Pat stated that interest rates rose significantly in 2006, which increased Reserve revenues. Pat commented that Bad Debt recoveries brought in \$2,324.

Pat stated that some of our expense line items more than we budgeted. Pat reported that we had major tree work done on Pawleys Plantation Way, which was \$9,850.

Pat stated that, for the year, the Operating Fund had net income of \$20,000 and the Reserve had a deficit.

Pat made a motion for the Board to approve to move the \$20,000 excess in the Operating Fund to the Reserve Fund so we have a zero balance in the Operating Fund at year-end.

Pat introduced and reviewed the background of the POA Auditor, Joan Hodges of McIntyre, Ziegler & Hodges.

**VI. AUDITOR'S REPORT**

Joan Hodges began by stating that she is issuing a draft audit because she cannot issue a final until account confirmations are received from two banks. Joan stated that the result of the audit is an unqualified opinion of the Pawleys Plantation Property Owners Association—meaning that it is free of errors.

Joan noted that \$704,194 is the total assets and \$138,800 is the total liabilities, which leaves the fund balance at \$546,572—including a Reserve Fund balance of \$545,131.

Joan Hodges stated that the Reserves are 62% funded, based on the Reserve Calculation from 2002.

Question from the floor: If the road resurfacing budget was not used in 2005, why weren't the funds moved forward? Pat Buss replied that the unspent funds remain in the Reserve account.

## **VII. NOMINATIONS AND ELECTION**

Gary Griggs stated that at the September 2006 Town Meeting we made an announcement, sent a letter in December, and posted a notice in the 4<sup>th</sup> quarter newsletter requesting nominations of candidates for the Board. Three current Board Members asked to be re-nominated, and Warner Cole declined re-nomination. As a result, the Nominating Committee is presenting the following four candidates to serve on the POA Board: Pat Buss, Peter Aubrey, Joan Noble and Dennis Cangelosi. Their resumes were posted on the POA website in January.

A question from the floor: Did you have more people that expressed an interest to serve? Gary Griggs stated that other nominees submitted their names for consideration, but some did not present resumes, as required. Under our By-laws, the Nominating Committee is required to present a slate of candidates equal to the number of vacancies, and the above four nominees meet the requirements.

The website since mid-December contains the original By-laws as well as the proposed amendment to increase the number of Board members from twelve to fifteen. Gary noted that the proposal will not be presented to the Members at this meeting for a vote, but it will be discussed in the May Town Hall Meeting.

Gary noted that we have e-mailed the membership, but we have less than half of the Membership's e-mail addresses. Gary requested the Members to forward their e-mail addresses to him so that our file is complete and we can use e-mail to relay important information.

A question from the floor: Isn't there a stipulation in the By-laws that says you have to present changes by mail at least six weeks in advance? Gary Griggs and Bern Sweeney replied that no there are no such provisions, but it is something that could be looked at and added in the planned By-laws changes.

A question from the floor: Who is on the Nominating Committee? Gary replied that the members are Jean Wise, Jon Freund, Joan Noble and Gary Griggs. He noted that Jean and Jon are not members of the POA Board, and Joan and Gary are Board members.

Bill Buss stated that the documents say that the Nominating Committee should endeavor to have more than one person for each position. Bern Sweeney read aloud the procedures for Nomination of a Director in Article 3, Section 3, from the By-laws. "Nominations for the election to the Board of Directors shall be made by a Nominating Committee. The Nominating Committee shall consist of a Chairman who shall be a Member of Board of Directors, and three (3) or more Members of the Association who may be members of the Board. The Nominating Committee shall be appointed by the Board of Directors and shall be published in the newsletter no less than one hundred twenty (120) days prior to the annual meeting and via notification by email. The Nominating Committee shall make as many nominations for election to the Board of Directors as required to fill vacancies. The Committee shall endeavor to have two nominees for each position in each neighborhood. Additional nominations shall be permitted from the floor. All candidates shall be requested to submit a summary of their qualifications or a resume for membership review."

A comment from the floor: Call the question. Gary Griggs asked if there were any nominations from the floor. There were none.

Nancy Arkin asked why would we nominate from the floor when the POA Board holds all of the proxies?

Gary Griggs replied that the Board of Directors has discussed this multiple times, but the procedures in the By-laws have been followed as they currently exist.

The Nominating Committee nominated Dennis Cangelosi to serve a new three-year term, and Peter Aubrey, Joan Noble and Pat Buss to serve a second three-year term. A motion was made to accept the slate as presented. All were in favor of the motion and it was seconded and carried.

Bern Sweeney stated that it has always been a problem for the Nominating Committee to get nominees from the membership.

A question from the floor: Why were the candidates for the Board not on the Proxy Ballot. Bern Sweeney stated that the Board would take it under advisement.

## **VIII. COMMITTEE REPORTS**

### **A. Architectural Review Board**

Joan Noble introduced the ARB: Peter Law, Annette Sweeney, Peter Aubrey, David Paschal, Marc Newman, Lee Shoulette and herself.

Joan stated that the ARB oversaw eighty projects and sixty new homes (some carried over from last year). The inventory is down to ninety-nine unimproved lots, with fifty-nine of these unimproved lots being estate lots, of which two are combined and built on. There are forty undeveloped patio lots, and fifteen of those are owned by owners of adjacent lot. There are eighty-two unimproved lots left to build on.

Joan Noble stated there are two requests for houses thus far in 2007.

Joan Noble thanked the Committee Members.

### **B. Roads and Grounds**

Tommy Hamm stated that the road crew has been through and we had extensive paving done. He was here twenty days and oversaw the work. The job is finished.

Tommy commented that he is responsible for the street reflectors and noted that the missing and broken reflectors will be replaced when the weather is warmer.

Tommy stated that he is concerned about the construction trucks damaging the roads when the Sawgrass Villas are built.

Peggy Ryan asked what the provision is for filling potholes because there is a big one on Tanglewood Drive. Tommy Hamm replied that the POA does not own Tanglewood Drive. Sally Hogan responded that yes, the POA does own Tanglewood Drive. Tommy Hamm stated he was not aware of that, but he would fill the pothole.

Russ Long commented that there is a "swimming pool in the road" on Old Augusta. Andy McComb reported that there is one on Red Wing Court, too.

Mark Blunda asked if the developer has to pay an impact fee. Bern Sweeney responded that he does not.

### **C. Security**

Warner Cole introduced Carole Faulk, Nancy Costin, Jim Pool, Wally Zeddun and Dennis Cangelosi as the Security and Safety Committee.

Warner commented that the speed monitor is ill and the problem is that the batteries do not last, but we are looking into a better way to operate it.

Warner reported that the street lights were installed last spring on Pawleys Plantation Way. There are fifteen lights, and the cost to the POA is \$9.35 per light per month, which totals \$1,823 per year.

Warner reported that the security gates were not operational until January 6, 2007 because of delays in getting power. The gates are working well now. To date, we have issued 1,200 barcodes. Owners can now purchase barcodes for up to eight immediate family members; however all barcodes for immediate family members must be purchased under the property owner's name. Also, the owner needs to notify the Board with the number on the barcode for their own vehicle or for an immediate family member's vehicle if the vehicle has been sold, traded in, etc., so that it can be deleted out of the system. You can apply for a new barcode for a new vehicle.

Warner commented that the Security Committee looked into changing the security services vendor. We looked at two companies and the current security company, Pawleys Plantation LLC. A-Services was recommended to the Board. A-Services offered substantial savings to the POA and had excellent references from the Dunes Club, Wachesaw Plantation, Wachesaw East and Pawleys Pier. A-Services allowed us to have control over what we want to do, and were hired effective February 5, 2007.

Nancy Arkin asked if we have the same guards? Warner replied they retained David Smith and most of his crew, although you will see a couple of new faces.

Mike Toscano asked if the new contract is in the budget? Pat Buss replied that the budget was prepared prior to hiring the new contractor, so there will be some savings compared to the budget.

A question from the floor: What if we trade in a vehicle and do not get the number off the barcode for the Board? Warner Cole replied we could delete it if the owner tells us that a particular vehicle has been sold or traded in.

A question from the floor: Why did we put up an exit gate? Warner replied it was primarily done to control speed around the guardhouse and to allow the guards to focus on visitors rather than residents.

A question from the floor: What happens if there is a power failure? Warner responded the guards could lift the gates manually.

A comment from the floor: Last week a delivery truck came in the gate on the owners' side. Warner responded that some trucks are so high that they could damage the guard house if they enter the visitors gate.

#### **D. Communications**

Bern Sweeney stated Communications is Carol Sacco's responsibility and she is out of town and there will be no report except for his opening comment about the POA communications programs.

#### **E. Landscape and Appearance Standards**

Ed Osterhuber stated that his committee is working on vacant lot standards, signage, and mosquito control. A plan for each of these is being developed to present to the Board with timelines.

Ed thanked David Eure of ValleyCrest for all the time he has given to him developing a landscaping plan and walking the property.

David stated that silt and other debris have built up over the years in the drainage system. He is looking into hiring some contractors and installing new drains and then laying sod around them. David noted that Old Augusta, Red Wing Court and Pintail Court are on the list. David commented to please allow ValleyCrest the time to do the work that has been neglected for some time.

A question from the floor: What about algae and grass being dumped in the lakes? David replied that those employees are no longer with ValleyCrest; he is also purchasing more diffusers for the lakes to improve oxygen levels and reduce algae.

A comment from the floor: Dust is blown onto my porch by the golf course maintenance equipment. David responded that he is purchasing a sweeper to correct that problem. A comment from the floor: I hope it is done before spring and the rain. David stated that he is working on it.

David noted that he can't drop the level of hole number 3's pond because there is one drainage creek that needs to be cleaned out.

David noted that he is purchasing an edging machine and will edge all the streets in Pawleys.

Ed Osterhuber stated that we encourage owners who have irrigation systems directed towards signs to adjust the water heads away from the signs to alleviate rust stains.

Ed stated that many vacant lots are very unsightly; they are loaded with debris and the standing water is a breeding ground for mosquitoes. Last year, Horry County had it first case of the West Nile Virus. Georgetown county will be spraying streets and conducting aerial spraying. This month we will be putting down pellets in the creeks and sewers. ValleyCrest has agreed to provide spraying on the golf course. Every Friday we will pick up limbs, leaves and debris.

A question from the floor: Are the vacant lot owners notified yet? Frank D'Antoni replied no, there is no Appearance Standard for vacant lots. We are working on developing such a standard.

Ed Osterhuber stated that for the next Town Meeting he has invited Teresa Burroughs to discuss the county's environmental mosquito control program. If you have any problems, call Ed at 237-7067.

A question from the floor: Are you going to address the mailboxes--they are not all on one side of the street and many are in disrepair. Bern Sweeney replied that the condition of the mailboxes has never been brought up, but there is a dispute between the US Post Office and 911 services as to where they should be placed, signage, etc.

A question from the floor: Who is responsible for the landscaping along Pawleys Plantation Way from Golden Bear Drive to the Clubhouse? Bern Sweeney responded that the POA owns the street and perhaps 6 – 8 feet from the curb on both sides of the street, but the rest is golf course property. A comment from the floor: The roots are exposed and it looks terrible, aesthetically. Bern Sweeney commented that now there is a canopy of trees, so the grass will not grow, and there is no irrigation in that area. A question from the floor: What about pine straw or mulch? A comment from the floor: There is not much point, if LLC is not going to improve their portion of the landscaping. David Eure responded that he will see what can be done to improve the area.

A comment from the floor: There is a vacant lot next door to us (on Salt Creek Court) that is for sale and it has a dock on it that people (non-owners) are using. Bern Sweeney stated it is private property and we can't do anything about it other than to suggest that the owner put a gate on the dock.

## **IX. OLD BUSINESS**

Nothing to report.

## **X. NEW BUSINESS**

Nothing to report.

## **XI. ADJOURNMENT**

A motion was made to adjourn the Annual Meeting at 11:25 A.M. The motion was seconded and it carried.

(Following adjournment, Gary Griggs presented a PowerPoint presentation on the POA Board's thoughts on a proposed Transfer Fee. Members offered their comments and suggestions.)