

PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

January 7, 2010

MINUTES

The Regular Meeting of the Board of Directors of the Pawleys Plantation Property Owners Association, Inc., was called to order at 3:00 p.m., at the Waccamaw Library, Pawleys Island, South Carolina.

I. OPENING OF MEETING / ATTENDANCE

Board Members present in person were Wally Zeddun, Gary Griggs, Dennis Cangelosi, Jim York, Mike Finley, Betsy Nemeth, Carol Sacco, Rip Head, Dennis Space, and Cyndee Long.

Board Members not present were Ed Osterhuber and Peter Aubrey.

Present from K.A. Diehl & Associates, Inc. were Steve Reynolds, Community Manager, and Susan Lockwood, Association Assistant.

Also present were guests Michael Peter from Time Warner, Pat Rogers (86 Salt Creek Place), and Tom Devlin (285 Georgetown Drive).

President Zeddun served as Chairman of the Meeting. Susan Lockwood of K.A. Diehl & Associates, Inc. served as Recording Secretary.

II. APPROVAL OF MINUTES

A motion was made by Mr. Griggs, seconded by Ms. Nemeth, to accept the December 3, 2009 Minutes as read. The motion carried unanimously.

III. TIME WARNER – Michael Peter

There was a discussion between Mr. Peter and the Board regarding cable services and its proposed rates for a new contract. The existing 7-year contract expires in April. The Board wanted to know, if they sign a ten-year contract to obtain the lowest possible rate, would Time Warner give them a one-year buyout clause. Mr. Peter mentioned the he would get back to Management next week with Time Warner's decision.

Mr. Peter reported that there are currently 539 total units with basic cable, 254 units with Internet service, 126 units with TWC telephone service, and 397 units with digital television.

The Board brought up the fact that there are numerous exterior cable boxes that need repair. Mr. Peter will send service people out to repair or replace these boxes.

Mr. Peter noted that, if Time Warner has a special bundle rate, homeowners can take advantage of this and deduct their bulk cable rate (\$25.88), which will in turn give them a considerably lower bundle rate.

IV. FINANCIALS

A. Financial Report

Mr. Griggs reviewed the December financial report. The total expenditures for 2009 are forecasted to be over the budget by \$9,904 due to repairs to the Guard House, printing of coupon books, and the bad debt accrual.

On another issue, Mr. Finley mentioned that he would meet with KAD's Management to determine the proper amount for the ARB deposits on the Balance Sheet as of 12/31/2009.

V. COMMITTEES

A. Landscape and Appearance Standards

a. Street Easement Mowing

Mr. Finley reported that Peter Aubrey, Cyndee Long, and he looked at the 29 vacant lots with Dave Eure of ValleyCrest. They decided that there are only fifteen lots that actually need the easements cleared. Mr. Eure will do this for \$15 per hour and will have it completed by April 1, 2010.

A motion was made by Ms. Sacco, seconded by Mr. Griggs, to approve having ValleyCrest clear the fifteen lot easements at a rate of \$15 per hour, not to exceed \$2,000. The motion carried unanimously.

b. Street Flooding

There is flooding on Savannah Drive (272 and 758). Management will contact Pawleys Plantation LLC and ask them to install more drains or clean the existing drains to prevent flooding.

c. Pond Bank Erosion

ValleyCrest does not want to bid on fixing the erosion problem on the pond on Pawleys Plantation Way. Ms. Long received one bid from W&W Landscaping for \$2,166.59. It was determined that this problem should be handled by the Capital Asset Committee, and Mr. Head said that they will get more bids for the project.

B. Security & Safety Committee

a. Security Incident Reports

Mr. Cangelosi reported several car break-ins in December. Nine of the ten vehicles involved were not locked. There was also a garage on Masters Drive that was broken into and motorcycles were vandalized.

Mr. Griggs will put a notice of the problem on the POA Website.

b. Gate Arm Damage to Vehicle

Larry Johnson (154 Savannah Drive) had his car damaged by the security gate. He has submitted an invoice to the POA for \$500. Mr. Griggs questioned whether the problem was caused by the gate or was simply a lack of attention by the driver. He also expressed that he was concerned about the precedent that was being set with the reimbursement.

A motion was made by Mr. York, seconded by Mr. Finley, to approve paying Mr. Johnson's invoice for \$500. The motion carried, with one "No" vote.

A motion was made by Mr. Griggs, seconded by Mr. Head, to approve installing a battery-operated backup at the security gate from Carolina Time for \$955. The motion carried unanimously.

Pawleys Plantation LLC wants 1,000 hangtags from Security for the rental units. Mr. Cangelosi told the LLC to send K.A. Diehl a check for \$200 and then he will provide them with the 1,000 hangtags.

C. Architectural Review Board

Mr. Finley proposes finding a new Chairman for the ARB Committee. He will continue on as a member of the committee. A discussion ensued regarding this situation.

Mr. Finley noted that the Georgetown County Planning Commission is pursuing the revision to the tree ordinance that is going to very onerous to single-family lot owners. They are proposing to put the same restrictions on single-family parcels as they have for commercial parcels. Mr. Finley has written a letter to Mr. Boyd Johnson, Director of Planning & Zoning, regarding this issue, which he has not sent yet. Other options are to contact the District 6 Representative or go to the next County Council meeting to object to the change in the tree ordinance.

**D. Communications Committee
Messages for Message Board**

Suggestions for the message board are:

- Date and Time of the Annual Meeting
- Return Proxies Promptly
- Suggestion box is only for suggestions, not payments

E. Animal Control

Mr. Aubrey was not at the meeting, therefore, nothing was reported.

F. Covenants Committee

Mr. Zeddun reported that the POA's attorney is negotiating with LLC's attorney, Eddie Bowers, to get final approval of the proposed amendment to the Covenants and Restrictions. Mr. Bowers' position is that as long as the Pawleys Plantation LLC's rights are not affected, they will approve the Covenants.

Mr. Zeddun noted that the POA is still trying to get permission from the LLC to build a security fence along Highway 17 at the western end of the property.

G. Capital Assets Committee

Mr. Head reported that he received a more complete copy of the 2005 pavement survey from Management. Mr. Head has received help from Mr. Clyde Davis (208 Savannah Drive) with regard to which roads are in need of repaving. This will help in determining which areas need the most work in the next three to five years. The signs, roads, and the Guard House are the principal assets that the

POA has. Shortly after the annual meeting, they should have the specifics of what needs to be done

H. Nominations Committee

Ms. Nemeth had nothing to report.

**I. Special Projects Committee
Suggestion Box Report**

Mr. York had nothing to report.

V. OLD BUSINESS

A. Pawleys Island Highway Beautification Program

Mr. Griggs reported that approximately \$30,000 has been received and \$10,000 has been spent, leaving approximately \$20,000 in the bank. The PIHBP Committee is in the process of getting bids for planting flowers, shrubs, and trees. The \$20,000 is enough to complete Phase I of the project—between Smalls Loop near the South Causeway and the entrance to Allston Plantation—and the work should begin in February.

B. Discussion of Landscape Contract

The Board is working on a landscape scope of work and will be getting landscape bids for the coming year.

C. POD and Moving Containers

Ms. Long reviewed the *Guidelines for Residents and Guests* and said that *Section "A" Recreational Vehicles* is a good place to add the following language regarding moving containers:

“Portable storage and moving containers may be parked in a homeowner’s driveway temporarily in order to facilitate loading and packing of items to be stored or moved. However, these containers may not remain in the homeowner’s driveway longer than one week.”

A motion was made by Ms. Long, seconded by Mr. Griggs, to approve the above language regarding moving containers being added to the Guidelines. The motion carried unanimously.

Mr. Griggs will change the *Guidelines* to include the revised language.

D. POA Meeting Schedule

This will be discussed at the February 4, 2010 Board meeting.

VI. NEW BUSINESS

A. Human Affairs Commission – Morrison vs. PP POA Update

A response to the Mr. and Mrs. Morrison (60 Sawgrass Loop) complaint has been provided to the Human Affairs Commission, and the first paragraph indicates that the commission lacks jurisdiction in equal rights. The Commission’s work only applies to people who rent or sell property, and the POA does neither. The attorney in Columbia who is in the office of the McNair Law

Firm and does this work regularly said that the Human Affairs Commission is able to dismiss the suit on its own to a lack of jurisdiction or it can go to hearing.

B. POA Annual Meeting

Mr. Zeddun wants a change to the Annual Meeting agenda. The determination of a quorum and proof of mailing will come after most of the committee reports. All committees are to prepare a five- to ten-minute report for the meeting.

C. Rover

Mr. Cangelosi reported that after the report of the break-ins, Ms. Koonts (343 Old Augusta Drive) called him and was upset that there is no longer a Rover. She intends to bring this up at the Annual Meeting. Mr. Cangelosi received a price of \$42,000 per year from Securitas for a Rover that would run seven days a week, eight hours a day (from 8:00 p.m. to 4:00 a.m.). This would be a computer-based system. It would be considered access control versus security. The issue will be discussed with the Owners at the Annual Meeting to see if they want to incur the expense.

VII. SCHEDULE OF NEXT MEETING

The next Regular Meeting of the Board of Directors will be held on Thursday, February 4, 2010, at 2:30 p.m. at the Waccamaw Library.

VIII. ADJOURNMENT

A motion was made by Mr. York, seconded by Mr. Griggs, to adjourn the Meeting at 4:50 p.m. The motion carried unanimously.