

PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

October 1, 2009

MINUTES

The Regular Meeting of the Board of Directors of the Pawleys Plantation Property Owners Association, Inc., was called to order at 2:30 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, Ed Osterhuber, Dennis Cangelosi, Peter Aubrey, Jim York, Mike Finley, Betsy Nemeth and Carol Sacco.

Board Members not present were Rip Head, Dennis Space, and Cyndee Long.

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

Also present were guests Chuck Buck and Lynne Pierce.

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. Aubrey, seconded by Mr. York, to amend the September 3, 2009 Minutes as follows: Section V. Para. A, to read "Bern Sweeney, Mike Finley, and Wally Zeddun met with the attorneys to see what could be done regarding how best to handle the approval of the proposed 2nd amendment to the Covenants and Restrictions (C&R). After a long discussion, the Board decided to approach Pawleys Plantation, LLC to see if they would agree to approve the second amendment if the POA were to put transfer language back in. The Board wants their attorney to write a letter stating that the clause regarding the transfer of property could then remain in the second amendment because there would be no remaining property to transfer to the POA." The motion carried unanimously.

A motion was made by Mr. Griggs, seconded by Mr. Finley, to accept the September 3, 2009 Minutes as amended. The motion carried unanimously.

**III. FINANCIALS
Financial Report**

Mr. Griggs reviewed the financials and reported that through August 2009, expenses were \$5,000 over budget due to the Guard House and Main Entrance repairs. There will be a refund of \$1,800 from Georgetown Water & Sewer that will be reflected in September's report. Year-to-date income is right on track. There are no known major expenses for the remainder of this year.

A special meeting will be held on October 22, 2009 at 2:30 p.m. at Waccamaw Library to discuss the 2010 budget.

A motion was made by Mr. Finley, seconded by Ms. Sacco, to approve the financial report. The motion carried unanimously.

IV. COMMITTEES

A. Covenants Committee

Status of Covenants Mailing and Votes

Mr. Zeddun and Mr. Finley met with Laura Rippy regarding the transfer language being put back in the Covenants. She had a positive response to this and gave the change to Mr. Eddie Bowers, the attorney for LLC. Mr. Bowers reviewed the change but has not yet written a letter to the Board approving said change. Mr. Zeddun left Ms. Rippy a voice mail stating the Board would like the LLC to record the approval of the first amended covenants so that the second amended covenants can be presented to the Owners.

B. Security & Safety Committee

1. Security Incident Reports

Mr. Cangelosi reported there was another incident involving Kendall Anderson (60 Sawgrass Loop), who was seen driving to the Guard House to pick up a guest.

There were two bicycles stolen. They were later found on Golden Bear Drive.

Mr. Cangelosi received a call from Lynne Pierce (216-1 Stillwood Drive) with her concerns regarding a guest in Weehawka Woods who is on the National Sex Offender List. There was a discussion about this offender living in the Plantation and what, if anything, should be done by the POA Board to make homeowners aware of this.

A motion was made by Mr. Griggs, seconded by Ms. Nemeth, to (1) authorize Mr. Reynolds to contact our attorney to see exactly what the Board can do with regard to notifying homeowners of someone on the National Sex Offender list, and (2) authorize Mr. Cangelosi to notify the Guards that the offender is residing as a guest of an Owner in Pawleys Plantation. Mr. Reynolds is also to ask the attorney if Mr. Cangelosi can contact the Owner regarding this individual, to ensure that the Owner is aware of the status of her guest. The motion carried unanimously.

2. Gate Bar Incident (Cheryl Summers)

The liability insurance company is taking care of Ms. Summers claim with no cost to the POA.

Carolina Time has still not submitted a bill for the work they did after the lightning strike to the Guard House.

The portable speed monitor has been sent to the manufacturer for the installation of a solar battery.

Management is to write a letter to the Malinskis (782 Savannah Drive) regarding an under-aged person driving their golf cart.

C. Architectural Review Board

Mr. Finley is still working on a proposal of term limits for ARB Board members. He is going to talk to some of the other associations to see if what he wants to

propose is consistent with other associations. He will have his proposal ready for the next meeting.

D. Communications Committee

1. **Messages for Message Board**

Suggestions for the message board are: nominations for the 2010 POA Board are needed, possibly a November clean-up day, and the need for all golf carts to be re-registered to receive a new sticker. The registration forms will be at the Guard House and on the POA Website.

2. **Newsletter**

The September newsletter was sent out the last week of September.

E. Nominating Committee

Ms. Nemeth reported the nominating committee consists of herself, Kathy Judge, Carol Sacco, Bob Irby and Charles Holland. Board members whose terms are expiring are Peter Aubrey, Ed Osterhuber, Dennis Cangelosi and Carol Sacco.

F. Animal Control

Mr. Aubrey has not had any reports of any problems. The fence on Masters Drive has been cut again, as well as the fence behind the Morrisons (60 Sawgrass Loop). Mr. Aubrey is going to put a "no trespassing" sign on the fence in both locations. Mr. Aubrey recommended that a line item for fence repair be added to the 2010 budget.

G. Landscape and Appearance Standards Committee

Mr. Osterhuber reported that Georgetown County cannot help with the installation of irrigation system valves. The district tries to limit its liability by not performing work on private property. Any qualified plumber can perform this service. Dave Eure will take care of installing the valves.

The ARB found that the POA is responsible for a 13' easement from the curbs on the following streets: Georgetown Drive, Savannah Drive, Golden Bear Drive, Masters Drive, Old Augusta Drive, Red Tail Hawk Loop, Wildberry Way, and Tanglewood Drive. Due to this 13', there is a dead tree on Pawleys Plantation Way and Savannah Drive that is the POA's responsibility to remove, not the LLC's.

On Pawleys Plantation Way, there is a 16' easement that is the POA's responsibility. The Board wants to review the Quit Claim Deed to ensure that the width of the above easements is correct.

As lots are being cleaned, the Committee is sending a letter to the lot owner thanking them for cleaning their lot.

On vacant lots, if the POA's 13' easement area is unsightly, overgrown, or causing a nuisance, then it needs to be taken care of by the POA Board.

The landscape budget is ready. The landscape contract has been started. These items will be deferred until the next meeting. The Board needs to review the scope of work before going out to bid. This will be done by Mr. Osterhuber, Mr. Griggs, and Mr. Reynolds.

H. Capital Assets Committee

The bushes around the lights need to be trimmed.

I. Special Projects Committee

Suggestion Box Report

Mr. York reported that the suggestion box fell apart. The Board agreed to have a new suggestion box built by Leo Harootyan (16 Sweetwater Court), who had previously submitted plans for a new box.

V. OLD BUSINESS

A. Pawleys Island Highway Beautification Program

Mr. Griggs reported the program has received nearly \$15,000 in contributions. The Jim Pool Memorial Golf Tournament will be held on October 25, 2009. To date, ten teams have registered for the tournament. The cost for the tournament is \$100 for an individual, or \$350 for a 4-person team; \$50 goes to the club for the food and golf and the remainder goes to the Beautification Program (along with matching money from the A-tax Grant).

B. Time Warner

Management reported the Time Warner contract is up in April of 2010. Mr. Michael Peter of Time Warner said they have a new program that offers lower rates for the HOA's. Mr. Peter is going to try to provide the Guard House cable as a courtesy account, rather than as a commercial account. There is still more negotiating room to work with in the contract.

VI. NEW BUSINESS

A. New License Plate Numbers

Mr. Griggs suggested that a letter and a form be sent to all residents of Pawleys Plantation who have an automobile barcode so that an updated license number list can be put together.

B. Discussion of Security Contract

The cost of the security contract will be discussed at the October 22, 2009 Special Meeting.

VII. SCHEDULE OF NEXT MEETING

A special meeting will be held on October 22, 2009 at 2:30 p.m. at Waccamaw Library. The purpose of the meeting is to discuss the 2010 budget.

The next Regular Meeting of the Board of Directors will be held on Thursday, November 5, 2009, at 2:30 p.m. at the Waccamaw Library.

VIII. ADJOURNMENT

A motion was made by Mr. Finley, seconded by Mr. Osterhuber, to adjourn the Meeting at 4:15 p.m. The motion carried unanimously.