

PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

November 5, 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, Carol Sacco, Rip Head and Dennis Space.

Board Member not present was 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 Dave Eure.

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

II. VALLEYCREST REPORT

Mr. Eure discussed fall landscaping plans. He is going to lay mulch and pine straw after the leaf fall is vacuumed up. He is going to start trimming trees on Savannah Drive and move forward street-by-street. He will charge \$120 per month to mow Hwy 17, north of the Main Entrance. He purchased valves and check valves and, after he installs the valves, he will not turn the water on. He will maintain the 13' easement on vacant lots.

There was a discussion regarding irrigation along Pawleys Plantation Way and planting native grasses or wildflowers on the easements to prevent erosion. The worst erosion is happening to the two ponds along Pawleys Plantation Way. This is something that the POA community, as a whole, needs to decide.

The dead tree at the front entrance was removed along with the tree with the co-dominant trunks. The tree with the co-dominant trunks was only supposed to have the dead branch removed, not the entire tree. Mr. Finley suggested that a replacement tree be planted. There is a dead tree on Golden Bear that will be removed soon.

Mr. Eure stated that he felt that there is no need for a community cleanup day this year as he had found no areas with heavy underbrush, deadfall, and so forth.

III. APPROVAL OF MINUTES

A motion was made by Mr. Griggs, seconded by Ms. Nemeth, to accept the October 1, 2009 Minutes as read. The motion carried unanimously.

IV. FINANCIALS

A. Financial Report

Mr. Griggs reviewed the financials. The budget will only be \$6,000 over. This is due to the Guard House and entrance repairs and the accrual for bad debt.

B. Approval of 2010 Budget

Mr. Griggs discussed the 2010 Budget. The Board discussed the length of the Time Warner basic cable contract. The Board unanimously decided to go with the three- (3) year contract for the purpose of establishing a financial document for the Annual Members' Meeting. The POA base rate dues will only go up slightly in 2010—from \$144 per quarter to \$148.

A motion was made by Mr. Griggs, seconded by Mr. Aubrey, to accept the budgeted base rate dues of \$148 per quarter plus the revenues and expenses shown for the 2010 Budget. The motion carried unanimously.

V. COMMITTEES

A. Landscape and Appearance Standards

Mr. Osterhuber discussed empty lot clean-up. The Board decided that, after periodic inspections of empty lots by the Landscape and Appearance Committee, if they find lots with easements that are unsightly, they need to have Valleycrest clean and mow these easements. The Board decided that all telephone calls received by the Landscape and Appearance Committee should be referred to K.A. Diehl & Associates.

B. Security & Safety Committee

Security Incident Reports

Mr. Cangelosi reported that the person listed on the National Sex Offender list will not be allowed in the Plantation unless escorted by Ms. Sadler (135-4 Tanglewood Drive), at whose home he had been living. If the person has work in the Plantation, he has to be escorted by the homeowner he is working for.

Carolina Time is checking on ways to operate the front gate during power outages.

The Guard House does not have long distance telephone capabilities. The Board decided to have long distance service provided so that out-of-town owners can be contacted if necessary.

Discussion ensued regarding the younger Morrison (60 Sawgrass Loop) children and their driving privileges. The Board decided to re-activate the Morrison's bar codes.

There have been reports of the Garrity (375 Georgetown Drive) children driving too fast in the Plantation. Mr. Cangelosi wants to be informed of these incidents so proper action can be taken.

C. Architectural Review Board

Member Team Proposal

Mr. Finley provided ARB member term limits attached hereto as Exhibit "A".

A motion was made by Mr. York, seconded by Mr. Griggs, to accept the term limits recommended by the ARB. The motion carried unanimously.

Mr. Finley will get prices from ValleyCrest to replace the co-dominant tree that was mistakenly cut down.

Mr. Finley spoke with Nancy Wahl of Georgetown County to try and match existing house numbers with 911 numbers. There are 42 people currently not using county-assigned 911 numbers. Mr. Finley proposed sending a letter to homeowners making them aware that their house number and their 911 number do not match.

The property tax bills that were received by K.A. Diehl should be sent to the LLC because the properties do not belong to the POA.

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

Suggestions for the message board are:

- Nominations for the 2010 POA Board are needed
- All landscape complaints are to be referred to K.A. Diehl
- Return the Vehicle Registration Form to KAD

E. Animal Control

Mr. Aubrey reported that the fence on Masters Drive was repaired for \$250. There were no animal complaints.

F. Covenants Committee

Mr. Zeddun had a conversation with Laura Rippy and asked her to have Mr. Bowers send him a letter regarding the C&R. Thus far, there has not been a response from Mr. Bowers. If this situation continues, Mr. Zeddun wants to contact the POA's attorneys to see if they can withdraw the first amended covenants. The Board requested Management to draft a letter to Ms. Rippy asking her to have Mr. Bowers send the Board a letter regarding the C&R.

G. Capital Assets Committee

Mr. Head reported that the stop sign at Hwy 17 needs to be refaced and the bushes trimmed.

Mr. Head received a roads repair report from Mr. Tommy Hamm without the attachments. He then found the originator of the report who will send the attachments to Mr. Head. This report will enable Mr. Head to assess which roads need to be resurfaced.

H. Special Projects Committee

Suggestion Box Report

Mr. York reported the that only suggestion was from Leo Harootyan (16 Sweetwater Court). He would like a survey of all street sign and stop sign posts for missing fittings. It was reported that Mr. Harootyan did an excellent job on the new suggestion box.

VI. OLD BUSINESS

A. Nomination Committee

Ms. Nemeth reported there will be three Board openings for 2010. She has only received two applications—one from Mr. Cangelosi and one from Mr. Osterhuber. If anyone else is interested, she will send them an application.

B. Pawleys Island Highway Beautification Program

Mr. Griggs reported that the Jim Pool Memorial Golf Tournament raised nearly \$6,000, with 84 players attending. There currently is \$19,000 in the bank, but donations are slowing down. The county has a lot of rules regarding this program that previously were unknown. Due to these rules, the first planting will not be until after the first of the year.

VII. NEW BUSINESS

POA Meeting Schedule

Mr. Zeddun suggested that the Board change the Board meetings from monthly to every other month.

VIII. GOOGLE EARTH

Mr. Cangelosi stated the guards reported that Google Earth representatives asked if they could take pictures of the Plantation to add to their web site. The Board decided to allow this.

IX. SCHEDULE OF NEXT MEETING

The next Regular Meeting of the Board of Directors will be held on Thursday, December 3, 2009, at 2:30 p.m. at the Waccamaw Library.

X. ADJOURNMENT

A motion was made by Mr. Finley, seconded by Mr. Griggs, to adjourn the Meeting at 4:30 p.m. The motion carried unanimously.