

PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

December 3, 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 Cyndee Long.

Board Member not present was Dennis Space

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

Also present was guest Chuck Buck.

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 Ms. Nemeth, seconded by Mr. Finley, to accept the November 6, 2009 Minutes as read. The motion carried unanimously.

III. FINANCIALS

A. Financial Report

Mr. Griggs reviewed the October financials. Expenses in October were slightly over budget, and it looks like the total 2009 expenses will be about 1.2% over budget. Income will be approximately 0.1% below budget.

A discussion ensued regarding the bad debt situation. Because of the down economy, the POA may have to accrue a higher reserve for bad debts than in past years.

IV. COMMITTEES

A. Landscape and Appearance Standards

Mr. Osterhuber reported that, when all required trees are cut down, the stumps will be ground down. David Eure will get prices for a replacement tree at the front entrance across from the Guard House, preferably a live oak.

A discussion ensued regarding the twenty-nine lots that need their easements cleaned up. Debris is still being dumped on the empty lots. Mr. Eure quoted \$100 per lot to clean each easement.

A motion was made by Ms. Long, seconded by Mr. Griggs, to have the members of the Landscape and Appearance Standards committee and Mr.

Aubrey re-inspect the empty lots and determine if Mr. Eure's price is reasonable. If so, they should have him go forward and clear a "mower's width" of the easement. If his price is too high, they should get a competitive bid. The motion carried unanimously.

The second pond on the left of Plantation Way is eroding and needs to be taken care of by installing a pipe so that the water is diverted to the drain.

At the Main Entrance, there are two evergreens that are dead and Valleycrest will be replacing them. The Christmas lights are now being put up. The light on the flagpole has burned out, and a larger light will be installed. Until this is accomplished, the flag is to be taken down.

There is flooding in the back yard of 332 Old Augusta because it is not draining into the main drain; there is a pipe that needs to be roto-rooted. On Georgetown Drive, the drains by No. 6, left of the tee box, are blocked. A large log with four floats came down from No. 2 and blocked the drain between the streets. The log is going to be removed, which should allow the water to flow.

A rental house at the corner of Savannah and Red Tail Hawk Loop (Lot 34) has cardboard in the windows on the front of the house and their trash can is in the driveway. Management was asked to send a letter to the owner.

**B. Security & Safety Committee
Security Incident Reports**

Mr. Cangelosi reported two incidents: Two young people came into the Plantation by going under the fence, and someone backed into the post near the barcode reader.

A motion was made by Mr. Aubrey, seconded by Mr. Griggs, to install an additional post to protect the golf course side of the barcode reader. The motion carried unanimously.

The portable speed monitor is back from the manufacturer with a solar panel installed on it. The speed monitor will be placed on Golden Bear.

The Security Guards are to be notified to keep the visitors gate down when the owners gate is up. They are also to pass out a rules sheet to all entering RVs.

There is a vehicle with business advertising on Hunters Green. It will be investigated by the Landscape and Appearance Standards Committee.

C. Architectural Review Board

Mr. Finley reported that there were two houses that were to start construction this year, but neither will be starting this year. Due to construction not starting by December 2nd, they will have to forfeit their permit costs. Both owners will have to pay the new County impact fees in 2010.

The County thinks that they can make the ordinance more restrictive. Trees inside the setback lines are not subject to the ordinance. The County is planning to re-write a new tree ordinance to make it easier on the homeowner.

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

Suggestions for the message board are:

- All landscape complaints and concerns are to be referred to K.A. Diehl
- Return the Vehicle Registration Form to KAD
- No dumping on empty lots
- Curb your pets

Newsletter

The newsletter will be sent out in December. Suggestions for the newsletter are:

- Telephone directories are at the printers and will be out at the end of the year
- Thank Leo Harootyan for the new suggestion box
- No dumping on empty lots
- Curb your pets
- Date for Annual Meeting

E. Animal Control

Mr. Aubrey reported that the holes in the fence have been repaired. Feral cats are still a problem.

F. Covenants Committee

Mr. Zeddun reported the Board's attorneys are working with the LLC's attorney, Mr. Bowers. He has agreed to sign off on the proposed amendment to the Covenants and Restrictions as long as the golf course rights are not changed. Something that was left out of the red-line version of the new C&R was that the golf course has the right to approve fences that back up to the golf course.

G. Capital Assets Committee

Mr. Head reported that the 2005 report on repaving the roads is incomplete. Management will attempt to find an intact version of this report from U.S. Infrastructure.

H. Nominations Committee

Ms. Nemeth reported the nominations committee is meeting Sunday, December 6, 2009. Ms. Nemeth will email the list of nominations for the Board's approval and the names will be placed in the December newsletter.

I. Special Projects Committee Suggestion Box Report

Mr. York reported the only suggestion was that the visitor's gate remain down whenever the owner's gate is up so that vehicles from the two lanes do not collide when entering Pawleys Plantation Way.

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 \$20,000 in the bank. The PIHBP Committee is placing ads on the Georgetown County Web site, in local newspapers, and on the PIHBP Web site to solicit bids for plants and services. The ads will run through the end of December when a vendor will be selected. Phase I planting will start in February between Smalls Loop and the entrance to Allston Plantation. The group's Web site is www.PIHBP.org. The big concern now is that business contributions are low. The A-Tax funds will provide will give 50% of what the committee spends on plantings and services. The Committee is concerned that

apparently the Georgetown County Council plans to spend more of the A-Tax funds on tourism and less on projects such as landscape beautification.

B. Discussion of Landscape Contract

This will be discussed in 2010.

VI. NEW BUSINESS

A. POA Meeting Schedule

The next meeting will be Thursday, January 7, 2010 at the Waccamaw Library.

B. PODs and Moving Containers

Guidelines need to be implemented regarding the length of time a POD or moving container can be on an Owner's property with a permit. Ms. Long will write up a draft proposal for Board consideration at the January meeting.

VII. SCHEDULE OF NEXT MEETING

The next Regular Meeting of the Board of Directors will be held on Thursday, January 7, 2010, at 3:00 p.m. at the Waccamaw Library.

VIII. ADJOURNMENT

A motion was made by Mr. Finley, seconded by Mr. Griggs, to adjourn the Meeting at 4:00 p.m. The motion carried unanimously.