

PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

March 4, 2010

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 Dennis Cangelosi, Mike Finley, Gary Griggs, Leo Harootyan, Cyndee Long, Betsy Nemeth, Pat Rogers, Carol Sacco, Jim York, and Wally Zeddun.

Board Members not present were Rip Head and Dennis Space.

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

Guests present were Chuck Buck (142-1 Weehawka Way), Tom Ryan (60-3 Stillwood Drive), and Paul Caissie (141-2 Weehawka Way).

President Finley 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. Zeddun, to accept the February 4, 2010 Minutes as presented. The motion carried unanimously.

III. FINANCIALS

A. Financials as of January 31, 2010

Mr. Griggs reviewed the January 31, 2010 financials attached hereto as Exhibit "A".

- There was \$25,000 in the Reserves that came from unclaimed ARB deposits. \$10,000 of that was reversed into income in 2009, and the \$15,000 balance was taken into income in January. As a result, revenues for January were higher than budgeted.
- Security expenses were slightly over budget.
- General and Administrative was \$6,000 over budget.
- Net Income was \$9,000 over budget.

IV. COMMITTEES

A. Landscape & Appearance Standards Committee

Ms. Long reported that a ValleyCrest representative would not be attending this meeting.

1. **Street Flooding** –

Mr. Eure met with the County regarding the drainage ditch on Highway 17. Management read a letter from Lee Shoulette attached hereto as Exhibit “B”. There was not an adequate response from Mr. Shoulette regarding the drains. Another letter will be written to him requesting an appropriate response.

The Board wants to know what happened to the 3,000 feet of screening material (mesh) that was stored in ValleyCrest’s maintenance area. Management will follow up.

B. Security & Safety Committee

1. **Security Incident Reports**

Mr. Cangelosi reported there were a few minor incidents since the December Board meeting.

- Mrs. Bradshaw, a renter on Masters Drive had some domestic issues with her husband. He is no longer in the house and Mrs. Bradshaw wants Security to not allow him into the Plantation. Mr. Cangelosi asked her provide a copy of the lease and a letter explaining the situation.
- Someone had a broach stolen off their coat at the Clubhouse.
- A Sun News box was reported stolen by the LLC. It was later discovered that the box was picked up by the Sun News.

2. Securitas wants to install Vision software that tracks statistics on incidents. It gives reports showing who, what, where, and when incidents occur. There would be no cost to the POA for this, and the Board agreed.
3. A reverse phone system was discussed at the Annual Meeting. Mr. Faulk (649 Savannah Drive) is investigating its use.
4. A discussion ensued regarding what will happen if Myrtle Beach National purchases the LLC, and there is an influx of traffic going through the guard gate. Currently, golfers entering the Plantation through the Guard Gate are not being kept track of on a list. Mr. Cangelosi is going to investigate Heritage Plantation’s system of tracking people entering their Plantation.
5. Mr. Cangelosi reported in 2011 the State Legislature would make it mandatory for all future construction to have residential fire sprinkler systems.

C. Architectural Review Board

Mr. Zeddun reported that the year’s first meeting of the ARB dealt primarily with trees. There are still discussions regarding the County’s proposed tree ordinance.

Mr. Graybeal (362 Golden Bear Drive) wants to take down six pine trees that are in the wetlands behind his home. The County approved taking them down as long as the roots are not disturbed.

Mr. Harootyan reported to the Landscape Committee that Lot B-11 needs to be bush hogged.

D. Communications Committee

1. Messages for Message Board

- Use the suggestion box
- POA phone directories are available at the Guard House
- Donate flags for the Main Entrance flag pole
- Clean-up day
- Barcode updates are overdue
- Email address updates

2. Newsletter Articles

The next newsletter is due in March.

- Presidents Report
- Thank retiring Board members
- Welcome new Board members
- New committee heads
- Revised guidelines on occupied lots
- Thank Jackie Flaherty for donating an American flag and ask homeowners if they have a flag to donate, it would be appreciated
- Clean-up Day, possibly April 24th
- POA directories are at the guardhouse and at K.A. Diehl
- Barcode updates
- Email address updates

Mr. Finley suggested that, instead of having a Town Hall Meeting, the Board distribute a survey by email seeking Member proposals for long-range needs. The HOA's would also be asked for their input. Some of the future plans are fencing along Hwy 17, reinstating the night rover, and installing new street lights. The Board is in favor of the proposal. Mr. Rogers is getting pricing for the new fence and the Rover; Management has the cost for the new lighting. Mr. Ryan and Ms. Sacco will devise a questionnaire to distribute to all homeowners.

E. Animal Control Committee

Since Mr. Space was not at the meeting, there was no animal control report. The mosquito issue will be transferred from the Landscape & Appearance Standards Committee to the Animal Control Committee.

F. Covenants Committee

1. Amendment to Covenants & Restrictions

Mr. Zeddun had a discussion with Ms. Rippey, and Mr. Morris is supposed to be getting back with the Board regarding the finalization of the proposed amendments to the POA Covenants and Restrictions. The Board is going to draft a letter to the homeowners, explaining why there will be new Covenants and Restrictions.

2. Highway 17 Fence (Tabled)

G. Capital Assets Committee

Since Mr. Head was not at the meeting, there was no report. Mr. Zeddun stated that the quit claim deed states that the LLC is responsible to maintain the common swells, catch basins, pipes, and other aspects of the drainage system.

H. Special Projects Committee

There were two suggestions in the suggestion box. One, anonymous, stating the ornamental grass at the front entrance to the right of the Guard House should be cut back more often. If they are not cut back before the new growth appears, the new growth will be mixed in with all the dried material from last year and it will be a mess. This should be done every year.

The second suggestion was from Jill Callahan (162 Wigeon Drive). Would it be possible for the POA to create a "pool membership" so that residents could use the Weehawka Woods swimming pool? The suggestion was passed to Mr. Buck, President of the Weehawka Woods HOA. He replied that the HOA is working on a limited number of pool memberships for Pawleys Plantation owners only. The fee will be \$250 per membership.

V. OLD BUSINESS

A. Pawleys Island Highway Beautification Program

Mr. Griggs reported that the crepe myrtles and day lilies were planted three or four weeks ago, and the Committee is now finalizing a maintenance agreement with a landscape maintenance company. The medians will be rolled and hydro seeded sometime in April.

There is \$8,000 in the bank and the Committee will be receiving approximately \$7,000 in A-Tax funds as reimbursement for 50% of the plantings. In addition, the Committee is applying for reimbursement of approximately \$12,000 of in-kind contributions.

There was a lengthy discussion regarding the size of the pods versus the size and depth of the medians. The speed limit determines what can be planted in the median. Ms. Long will take the comments made at this meeting back to the next PIHBP meeting.

B. Landscape Contract Discussion

Management discussed the new landscape contract and bid process. A bid letter will go out to ten contractors. Mr. Reynolds is requesting the bids be returned by May 31, 2010. A committee consisting of Jim York, Leo Harootyan, Wally Zeddun, Cyndee Long, Tom Ryan, and Steve Reynolds will have a special meeting to go over the contract.

C. Time Warner Contract Discussion

Mr. Caissie (141-2 Weehawka Way) discussed the possible cable TV options. There are two ducts running through the Plantation that were installed by the developer and are presumably owned by Time Warner. There are no fiber optic cables installed.

At the Annual Meeting, the members decided on a three- (3-) year contract. This will add \$10 to the HOA assessments and \$6 to the individual home monthly POA assessments, as opposed to a 10-year contract. There will be a meeting

with Michael Peter of Time Warner along with Mr. Caissie, Mr. York, and Mr. Reynolds to discuss the new contract and explain that the Board wants updated technological guarantees and an opt-out clause in the new contract.

Discussion ensued regarding cancelling the cable contract and allowing each homeowner to purchase their own cable TV service or utilize satellite systems.

D. Human Affairs Commission – Morrison vs. PPPOA Update

A letter was received on February 25, 2010 from the South Carolina Human Affairs Commission stating that reasonable cause does not exist to believe that a discriminatory housing practice has occurred by the POA. Therefore the complaint filed by the Morrison's (60 Sawgrass Loop) has been dismissed.

The Board wants Management to contact attorney Chase McGill and have him write a letter to the Morrisons explaining that the Commission states this determination has to be publically disclosed unless the Respondent requests that no such release be made.

E. Aged Owners Accounts - Discussion

Management stated that Glenn Beinbrink (Lot D27) has not made an HOA dues payment in eleven years. The Board wants the attorney to send Mr. Beinbrink a demanding payment in 30 days or foreclosure will follow.

VI. NEW BUSINESS

A. Ad-Hoc Committee for the Possible Sale of the Pawleys Plantation Golf & Country Club

The committee will be composed of the Executive Committee: Mike Finley, Jim York, and Betsy Nemeth, in addition to a representative from each HOA. The purpose of the committee will be to meet with the possible new owners to discuss POA and HOA issues.

B. Santee-Cooper Lighting Discussion

This report will be postponed until the next meeting.

VII. OLD BUSINESS

Mr. Finley spoke with a local arborist regarding replacing with a live oak the trees that were taken down near the Main Entrance. There are two trees that can be planted. One is for \$750 (4"-5" in diameter) and one is \$1,900 (8"-9" in diameter). There are other things that can be planted at the entrance, but it is a prime location for a live oak.

A motion was made by Mr. Zeddun, seconded by Ms. Sacco, to have the \$750 live oak planted at the front entrance. The motion carried with five votes for and four votes against.

VIII. SCHEDULE OF NEXT MEETING

The next Regular Meeting of the Board of Directors will be held on Thursday, April 1, 2010, at 2:30 p.m. at the Waccamaw Library.

IX. ADJOURNMENT

A motion was made by Mr. Cangelosi, seconded by Ms. Nemeth, to adjourn the Meeting at 5:05 p.m. The motion carried unanimously.

Submitted By: _____
Susan Lockwood, Association Assistant

Approved By: _____
President

Date: _____