

PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

April 1, 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 Mike Finley, Gary Griggs, Cyndee Long, Pat Rogers, Carol Sacco, Jim York, and Wally Zeddun.

Board Members not present were Rip Head, Dennis Space, Leo Harootyan, Dennis Cangelosi, and Betsy Nemeth.

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) and Tommy Hamm (142-2 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 Mr. Griggs, seconded by Mr. Rogers, to accept the March 4, 2010 Minutes as presented. The motion carried unanimously.

III. FINANCIALS

A. Financials as of February 28, 2010

Mr. Griggs reviewed the February 28, 2010 financials attached hereto as Exhibit "A".

IV. COMMITTEES

A. Landscape & Appearance Standards Committee

Ms. Long gave a report from ValleyCrest stating the ditch by Hole No. 8 is flowing freely and will be cleaned out sometime this summer. The ditch has to be shot with a laser to get the grade on it correct. The pond levels have been dropped, which has alleviated a lot of the street-flooding problem.

Mr. Finley spoke with Mr. Bowers and Mr. Shoulette regarding the street-flooding issues. The POA does not want this to be an issue between the POA and the new owners, and asked that LLC take care of the problem before any possible sale of the golf course is finalized. Mr. Bowers said that LLC is going to start the work and hopefully have it finished before the turnover. Mr. Finley will provide a map showing the problem areas to Mr. Shoulette.

There is an irrigation system leak at the front entrance under the Pawleys Plantation Way. The cost to repair the leak is \$450.00.

The pond behind 196 Red Tail Hawk Loop belongs to the LLC, as do all other ponds on the Property.

The flowers at the front entrance will be changed out during the first or second week of May.

Discussion ensued regarding the covering of free-standing grills along the golf course. It was decided to put an article in the next newsletter regarding keeping yards in good order.

Renters at 194 Georgetown Drive have a service truck with Hustler on the side parked in the driveway as well as a piece of lawn servicing equipment in his driveway. Management will contact the owners.

B. Security & Safety Committee

1. Security Incident Reports

There were seven incident reports:

- 1) Obscenities scratched into a vehicle
- 2) Truck scratched by gate when it tried to enter behind another vehicle
- 3) POA employee seen speeding at 38 mph on Pawleys Plantation Way
- 4) Weehawka Woods resident's vehicle hit a railing outside his unit
- 5) A speeder knocked down a mailbox on Red Tail Hawk Loop
- 6) Two Labrador Retrievers being walked without leashes
- 7) A vehicle driven onto the grass at a vacant house on Cameron Court

2. Barcode Update Forms – Cutoff Date

The cutoff date will be April 30, 2010.

C. Architectural Review Board

Mr. Zeddun reported that the ARB has primarily been dealing with tree removals. Other items:

- There is a home on Savannah Drive that has started extensive landscaping without submitting a plan. Mr. Zeddun met with the homeowner and a plan has been submitted.
- The Schokmans (53 Pintail Court) are having a patio built by Andrew Deckert. Mr. Deckert has been trying to get approval from the Corp of Engineers to bring fill in to build up the ground for the patio. Mr. Finley and Ms. Noble met with Mr. Deckert and gave approval as long as he did not go into the wetlands. When it rains some of the fill runs into Ms. Colvin's yard (Lot 66) and is killing the grass.
- Mr. Jim Schmidt (16 Wildberry Way) has been working behind his home and has fill dirt and a bobcat in the right-of-way by the Flathers' vacant lot (Lot I-14 Masters Drive). He needs to repair any damage that he has caused to the lot. He has stayed behind the critical line, which is required by DHEC. He did not submit an ARB request for the project.

D. Communications Committee

1. Messages for Message Board

- Covenants & Restrictions messages

- POA directories are available at the guardhouse and at K.A. Diehl's office
- Thank Jackie Flaherty for an American flag for the flagpole
- Please use the suggestion box
- Only eight bags of yard waste per home are allowed and are not to be put in front of vacant lots. (Mr. Griggs recommended that the day of the yard waste pick-up be changed from Friday to Monday when the new contract is negotiated so that yard waste does not have to be stored as long.)
- Happy Father's Day for June
- Clean-up weekend is 4/24/10 – Cyndee Long will be in charge of:
 - 1) Coffee and donuts prior to the clean-up
 - 2) Surveying the Plantation to see where the clean-up needs are
 - 3) Making arrangement for several pickups and/or trailers
- Management will call Waste Industries to order the dumpster

2. Newsletters

Discussion ensued as to whether or not to do future POA newsletters in color.

3. Guidelines for Residents and Guests will be sent to all homeowners

E. Animal Control Committee

There was no report.

F. Covenants Committee

1. Amendment to Covenants & Restrictions

Mr. Zeddun spoke with Mr. Bowers and the changes the LLC has requested are:

- The property on the 18th fairway be allowed to be brought under the C&R at a future date. There are two Exhibits, "A" & "B." "B" was supposed to have all property in the Plantation. As they developed the property, they transferred it to "A."
- The LLC wants the POA to assume ownership of Twelve Oaks Drive.
- Changed "developer" to "golf course owner" where appropriate
- Added the word "or its assigns" in several places
- There would be no ARB approval for development on the 18th fairway. This was modified that they would need ARB approval if they built single-family homes.

With the above changes, the LLC will sign off on the C&R and they want it approved by May 31, 2010. These new documents will be sent out with a cover letter from the POA's attorneys with the proxies. A special POA meeting will be held at the end of May and if there is not a 2/3 majority via the mailed ballots, passage will require the approval of 67% of those voting at the special meeting.

2. Highway 17 Fence (Tabled)

The LLC will give the POA a letter stating that the POA has the right to install a fence along Highway 17 if it chooses to do so, subject to the approval of a new owner of the Golf Course. Mr. Rogers gave a price for 8' high chain link fence across the front, less the gate, including Waterford Road of \$130,000-\$198,000, which includes labor.

G. Capital Assets Committee

1. Pond Bank Erosion

Mr. Finley reported that the pond between Green Wing Teal and Pintail Court crossing the Hole #7 pond has three swales that run from the highway down Pawleys Plantation Way down to the pond. Ed Osterhuber had noted that these swales had started to erode and are threatening the back end of the right-of-way, and if something is not done to correct this situation they will threaten the roadbed. After looking at the quitclaim deed, Mr. Finley noted that this is not a POA responsibility; it is the responsibility of the LLC and needs to be repaired before May 31, 2010.

H. Special Projects Committee

Mr. York reported that Leo Harootyan volunteered to paint and install the finials on the various street signposts.

A motion was made by Mr. Griggs, seconded by Mr. Zeddun, to contract Mr. Harootyan to paint and install all the finials required for the sign posts. The motion carried unanimously.

1. Suggestion Box Report

There was no report.

V. OLD BUSINESS

A. Pawleys Island Highway Beautification Program Update

Mr. Griggs reported that Waccamaw Landscape Maintenance Company was hired by PIHBP to maintain the median of Highway 17.

The PIHBP is applying to Georgetown County for matching funds of in-kind contributions that were made in the amount of \$10,000-\$12,000.

Discussion ensued regarding the planting of the south side of the crossover. The State Highway Commission denied approval for a planting pod at the south end of the Pawleys Plantation cross-over on Highway 17. There are currently seven pods, 100-125 ft. long, in Phase I of the beautification project.

B. Landscape Contract Discussion

Management discussed the latest draft of the landscape contract, which includes a map. Walking the fence line and clearing fallen limbs needs to be added to the contract. It has not been sent out for bids as of yet. Management has eight vendors that want to place bids on the business. Myrtle Beach National has shown interest in maintaining the front entrance and they will be included in the bid process. ValleyCrest will be in place for a maximum of 90 days after their notice on May 31, 2010. Mr. Finley is going to send Myrtle Beach National a copy of the landscape contract draft. Management will hold off on sending out the bids for the contract until further notice.

C. Time Warner Contract Discussion

Discussion ensued on how to proceed with the Time Warner Cable TV contract. Mr. York, Mr. Caissie, and Steve Reynolds met with the Time Warner representatives, but TWC denied the POA's request for contract modifications to

a 3-year agreement. The Board wants to notify all homeowners that if they are unhappy with Time Warner to please contact Management. Management will keep negotiating with Time Warner.

A motion was made by Mr. Zeddun, seconded by Mr. Griggs, to present a 7-year contract to Time Warner. The motion carried, with one member voting against the motion.

D. Aged Owners Accounts – Discussion

Chase McGill drafted a letter to Glenn Beinbrink (Lot D-27 Bears Paw Way), stating that if his account is not brought current the POA would start foreclosure proceedings.

VI. SCHEDULE OF NEXT MEETING

The next Regular Meeting of the Board of Directors will be held on Thursday, May 6, 2010, at 2:30 p.m. at the Waccamaw Library.

VII ADJOURNMENT

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

Submitted By: _____
Susan Lockwood, Association Assistant

Approved By: _____
President

Date: _____