

**PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

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**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**May 6, 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, Dennis Space, Leo Harootyan, Dennis Cangelosi, Betsy Nemeth, and Wally Zeddun.

Board Member not present was Rip Head.

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

Guest present was David Eure of ValleyCrest.

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. Long, seconded by Mr. Griggs, to accept the April 1, 2010 Minutes as presented. Mr. Rogers stated that the Minutes should be amended as follows: That the Time Warner Contract motion did not carry unanimously, as Mr. Rogers objected to the motion.**

**A motion was made by Mr. Cangelosi, seconded by Mr. Griggs, to accept the April 1, 2010 Minutes as amended. The motion carried unanimously.**

**III. ValleyCrest Report**

Mr. Eure reported that he, Laura Rippy, and Mike Finley met regarding drainage problems that were causing some of the POA streets to flood. They came to an agreement on fixing some of the areas. ValleyCrest will clean the ditches and drains to prevent further flooding.

Next week the annuals at the Main Entrance will be changed out. Also, the bushes on Masters Drive will be trimmed.

From the front gate to Savannah Drive, there is irrigation along Pawleys Plantation Way. Discussion ensued regarding installing irrigation beyond Savannah Drive. Mr. Eure will provide the cost to irrigate from the front gate to the clubhouse.

#### IV. FINANCIALS

##### A. **Financials as of March 31, 2010**

Mr. Griggs reviewed the March 31, 2010 financials. The March net income was \$126 over budget. For the year, the net income is \$13,227 to the good, mostly due to the reversal of the remaining ARB accrual in January. The March budget will be posted on the website as soon as it has been approved.

#### V. COMMITTEES

##### A. **Landscape & Appearance Standards Committee**

Ms. Long has drafted a form letter that will be sent to homeowners with unkempt yards. She requested that any additions or changes to the letter from the Board be emailed to her. The vacant lot letters are working. If a complaint comes from a neighbor within the line of sight of a vacant lot, only then will a letter be sent. The new guidelines were in the last newsletter and are on the website.

##### B. **Security & Safety Committee**

Mr. Cangelosi reported that reflecting strips have been installed on arms of the front gates, flood light bulbs have been replaced at the Guard House, and a new barrier post has been installed next to the barcode reader.

##### 1. **Security Incident Reports**

There was a complaint from J. T. Sullivan (137 Green Wing Teal Drive) that people were picnicking and fishing by Green Wing Teal and parked by the side of the road. There will be a decorative "no parking" sign placed in this area.

Kendall Anderson's driving privileges have been reinstated.

**A motion was made by Mr. Griggs, seconded by Mr. Cangelosi, that the Board approve reinstating the driving privileges of Kendall Anderson as long as he maintains the proper decorum. The motion carried unanimously.**

The list of golfers is being sent to the Guard House from the Pro Shop every morning.

The barcode reader has been acting up and Nick from Carolina Time thinks the laser may be worn down.

Mr. Cangelosi asked permission to rent a storage unit for the security-related items that are currently being stored in the maintenance shed and the Guard House. **A motion was made by Mr. Griggs, seconded by Mr. Space, to have Mr. Cangelosi rent a small storage unit (10'x10'). The motion carried unanimously.**

There were four security-related incidents reported this past month:

- A stolen bicycle
- Gary child speeding (a letter needs to be sent to the parents)
- Black SUV speeding
- Cracked windshield

Incident reports should be sent to violators.

C. **Architectural Review Board**

Mr. Zeddun reported that a few trees have been cut down. The Georgetown County Planning Commission had a hearing on the tree ordinance and no one objected to its passage. Discussion ensued regarding the ordinance. If a homeowner wants to take down a tree that falls under the ordinance, the homeowner needs to get a permit from the County; this will protect the homeowner as well as the POA.

D. **Communications Committee**

1. **Messages for Message Board**

- o Happy Mothers Day
- o Return C&R and By-Laws amendment proxies
- o Thank people for donating flags
- o Directories can be obtained at the Guard House or at K.A. Diehl's office
- o Special POA Meeting 5/29/10 @ 9:00 a.m.

Discussion ensued regarding either shortening the message board or letting the shrubs grow higher. It was decided to let the shrubs grow higher.

E. **Animal Control Committee**

Mr. Space reported on mosquito control. Georgetown County has briquettes that will go into the drains that will last 150 days at a cost of \$650 to help keep the mosquito population down. The County will also spray for mosquitoes. **A motion was made by Mr. Cangelosi, seconded by Mr. Griggs, to have Mr. Space purchase the mosquito briquettes from the County for \$650. The motion carried unanimously.**

F. **Covenants Committee**

1. **Amendment to Covenants & Restrictions**

Mr. Finley reported that in the 2009 revision of the C&Rs, some of the developer's rights were omitted. These rights have been added back in. No new rights to the developer have been added. The developer never signed the 2001 amendment.

The POA has asked the Pawleys Plantation LLC to sign a document stating that they would consent to the changes in the 2001 document. The document has been sent to them, and they have agreed to sign it. This document will be held in escrow until the vote is in on the 2009 document.

Discussion ensued regarding the developer's rights to build on his property and that such construction is exempt from ARB review. Mr. Finley requested that Mr. Eddie Bowers consider putting an exception in the clause that, before they submit any application for a building permit from Georgetown County, they will allow the Association to review the plans for comment.

A cover letter explaining the fact that no new rights to the developer have been added to the proposed amendments to the C&R will be sent to all homeowners this week.

The C&R Committee consists of: Mike Finley, Wally Zeddun, Bern Sweeney, Jim York, and Gary Griggs.

Management will obtain a Master Use Plan and PUD from Georgetown County.

**2. Highway 17 Fence**

The LLC has agreed to give the POA an easement for a fence along Hwy 17 and the LLC wants to approve the fence.

**G. Capital Assets Committee**

**1. Pond Bank Erosion**

Mr. Finley reported that ValleyCrest will address all the erosion issues. They will start immediately with the swales along Green Wing Teal Drive, two on Old Augusta Drive, and on Savannah Drive. The drainage ditch near Hole No. 7 hasn't been cleaned out in twenty years.

Mr. Rogers stated that there are three or four street signs that need to be repaired and moved by Johnny Mac Cooper.

**H. Special Projects Committee**

Mr. Harootyan has the six finials primed and ready for paint.

**1. Suggestion Box Report**

There was a complaint about people parking on the grass while they are fishing in the ponds on Pawleys Plantation Way. It was agreed that "No Parking" signs would be placed there.

**VI. OLD BUSINESS**

**A. Pawleys Island Highway Beautification Program Update**

Mr. Griggs stated that Waccamaw Landscaping has signed a landscape maintenance contract at a cost of \$13,000-\$14,000 for the year. They will be receiving a reimbursement check for \$9,134 from the County tomorrow for in-kind donations of \$4,800 worth of day lilies and \$4,334 worth of work from the engineering and design firm that set out the pods. Collections for the program are sparse. Mr. Griggs suggested that the POA Board consider donating another \$5,000 to start Phase II.

**B. Landscape Contract Discussion**

The discussion was tabled until after MBN takes ownership of the golf course.

Discussion ensued regarding yard waste pick-up and adding this service to the new landscape contract rather than continuing with Waste Industries. Management will investigate a separate contract for the pick-up.

**C. Time Warner Contract Discussion**

Management discussed the contract negotiations. The new contract is for five years with a 5% yearly rate cap and a decrease of \$2.00/unit across the board. The first year of this contract will show a savings of \$9,443.28.

Mr. York discussed the hi-def problems people have been experiencing with their cable. It was decided that anyone experiencing these problems should e-mail Time Warner.

**A motion was made by Mr. Zeddun, seconded by Ms. Sacco, to approve the five year Time Warner contract. The motion carried unanimously.**

**D. Santee-Cooper Lighting – (Tabled)**

**E. Sale of Golf Course – Update (Tabled)**

**F. Beinbrink Lot D27**

Mr. Finley is waiting on Chase McGill's written opinion before starting foreclosure proceedings. They have discovered that there is no mortgage on the property. The first lien holder has the right to foreclose and the POA is the first lien holder. There is a \$10,000 Federal tax lien on the property.

**VI. NEW BUSINESS**

There was no new business.

**VII. SCHEDULE OF NEXT MEETING**

The next Regular Meeting of the Board of Directors will be held on Thursday, June 3, 2010, at 2:30 p.m. at the Waccamaw Library.

**VIII ADJOURNMENT**

**A motion was made by Mr. Zeddun, seconded by Ms. Long, to adjourn the Meeting at 5:30 p.m. The motion carried unanimously.**

Submitted By: \_\_\_\_\_  
Susan Lockwood, Association Assistant

Approved By: \_\_\_\_\_  
President

Date: \_\_\_\_\_