

PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

August 6, 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, Rip Head, Mike Finley, Cyndee Long, Betsy Nemeth, and Carol Sacco.

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

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 Mr. Aubrey, seconded by Mr. York, to amend the June 4, 2009 minutes as follows: Section IV.F. to read "Mr. Aubrey stated there was one hole cut in the fence behind the Morrison house (60 Sawgrass Loop)." "There was one reoccurring hole cut in the fence by Fairway #2." Paragraphs three and four belong under Animal Control. The motion carried unanimously.

A motion was made by Mr. Cangelosi, seconded by Mr. Osterhuber, to accept the June 4, 2009 minutes as amended. The motion carried unanimously.

III. FINANCIALS

Financial Report

Gary Griggs reported that the actual revenues thru June were within \$753 (0.3%) of the budgeted expenditures and expenses were within \$682 (0.2%) of the budget. Revenues were below budget primarily because of \$1,195 less in Dues having been collected. In addition, Cable TV revenues were \$1,261 less than POA payments for the six months, and Mr. Griggs asked Steve Reynolds to find out the reason for the difference. The major item causing the expenses to be over budget was the Guard House maintenance and repairs, due to all the work that has been done on it this year.

Steve Reynolds reported that Management is starting the budget process for 2010 and is requesting the Board to provide their goals for next year so that they can be included in the budget.

IV. COMMITTEES

A. Committee Assignments

Nominating Committee

Ms. Nemeth reported that three applicants from last year's nominations process were recommended to fill the unexpired term of Jim Pool: Dennis Space, John Denton, and Richard Todd. Ms. Nemeth recommended Dennis Space.

A motion was made by Mr. Griggs, seconded by Mr. York, to accept the nomination of Dennis Space to be the new Board member. The motion carried unanimously.

Mr. Space will be contacted by telephone to see if he is still interested. If Mr. Space is not interested, then John Denton will be considered as a provisional.

A motion was made by Mr. Griggs, seconded by Mr. York, to accept John Denton as a provisional nominee. The motion carried unanimously.

B. Covenants Committee

Status of Covenants Mailing and Votes

Mr. Zeddun reported that Pawleys Plantation, LLC has the right to approve or disapprove any amendment to the POA By-Laws and the Covenants and Restrictions for a 30-year period from the date of the original documents. LLC is objecting to the proposed 2nd Amendment on the grounds that it removes the language that gives the Declarant (LLC) the right to deed property to the Association (the POA) without the Association's consent. On a related matter, the POA's attorneys found that the LLC never signed off on the 1st Amendment in 2001, although it had the right to do so.

The Board agreed that the Executive Committee and Bern Sweeney, Chair of the Covenants Committee, would meet with the POA's attorneys to discuss the next steps in the amendment process.

C. Security and Safety Committee

Security Incident Reports

Mr. Cangelosi reported that there have been ten incidents in the last eight weeks. Five involved Mr. Kendal Anderson (60 Sawgrass Loop). Mr. Anderson's grandfather, Mr. Morrison, has received his third-level fine of \$500. Every incident after the third will have an additional \$500 fine. Normal protocol will be followed if the fines are not paid—i.e., 30-, 60-, 90-day collection letters, following by the filing of a lien.

There was a burglary at Weehawka Way (135-A).

Nick Deems wants to buy the old computer that is no longer used in the Guard House. The Board agreed to sell it to him for \$1.00.

Time Warner is charging basic cable for the Guard House, which is a POA building. Management will check into why Time Warner is charging this additional fee. This could be one of the reasons that there is a discrepancy in the financial reports regarding why the Cable TV revenues are less than the expenses.

If there are any minor repairs that need to be done to the Guard House, the Board wants Mr. Cangelosi or Mr. Osterhuber to be called rather than paying the \$50 charge for K.A. Diehl maintenance to do the repair.

Discussion ensued regarding golf carts being driven by minors. The Board stated that all golf carts driven on the streets within the Plantation are required to have stickers, be driven only by a licensed driver, and have insurance. Gary

Griggs pointed out that those requirements are detailed in the Guidelines for Residents and Guests.

D. Architectural Review Board Committee

Mike Finley reported that there is a discrepancy between current street addresses and 911 addresses. There are seventeen homes with this problem. Nancy Wahl at the County said that nine of the seventeen can probably be changed so that the street address and the 911 address are the same. Also, there was discussion regarding the five street names that don't match the names the County has on record. It was decided to not change the street signs within Pawleys Plantation or to notify owners of the discrepancies.

There have been seven applications submitted for the two open ARB Board positions. Peter Law has resigned. The Board reviewed the applications. The ARB Board recommends J.R. Relford and Warner Cole.

A motion was made by Mr. Cangelosi, seconded by Ms. Nemeth, to approve the nominations of J. R. Relford and Warner Cole as the new ARB Board members. The motion carried unanimously.

Discuss ensued regarding the members of the ARB having term limits and also about staggering the terms of the members.

A motion was made by Mr. Cangelosi, seconded by Ms. Long, to set term limits, stagger terms for ARB Board members, and come back to the POA Board with such recommendations. The motion carried unanimously.

E. Communications Committee

1. **Messages for Message Board**

Suggestions for the message board included: "No dumping near the ValleyCrest maintenance area gate", "Golf carts need stickers", "Drivers of golf carts must have a valid driver's license and insurance", and "If anyone notices holes in the perimeter fences, please notify Peter Aubrey".

2. **Newsletter**

The June newsletter went out without any problems. The next newsletter will go out in September. Ms. Sacco asked the Board Members for articles.

F. Animal Control Committee

There is a hole in the fence across from 614 Masters Drive that has been repaired. The security gate was wide open with no lock, so Mr. Aubrey put a 6' python locking cable on the gate. There was an alligator on Savannah Drive that Mr. Finley kindly removed. Also, the feral pigs are back in Pawleys Plantation.

G. Landscape and Appearance Standards Committee

Mr. Osterhuber reported that there is a stump on Savannah Drive that Mr. Eure will have removed at no cost to the POA. The trees on Tanglewood Drive will be trimmed. There is a stump in the drainage ditch on Georgetown Drive that needs to be removed so the water will flow. Joan Noble's property (181 Green Wing Teal Drive) is not draining properly and the Committee will investigate and attempt to develop a solution to the problem.

The County's truck and airplane have been out today to spray for mosquitoes. There have been several contractors working at the HOAs that reported to management that Pawleys Plantation has fewer mosquitoes than any other property they have worked at.

The brush on Augusta Drive has been mostly cleaned out. The vines on Masters Drive will be replaced at no charge to the POA. The irrigation for the front entrance has been approved, but not yet done. Mr. Osterhuber will contact the engineer to find out when it will be done.

The flowers for the front entrance have been ordered and will be planted the first week of September. The dead grass at the entrance has been replaced. The grass in the middle island has been replaced with knock-off roses, again, at no cost to the POA. The edging on Pawleys Plantation Way has done from the gate to the clubhouse.

There is considerable dumping being done in front of the gate to the ValleyCrest maintenance area.

The front entrance area going north toward Myrtle Beach to the Pawleys Island billboard along Highway 17 Bypass needs to be cleaned up. The three bids to clean up this area range from \$1,600 to \$3,600.

A motion was made by Mr. Finley, seconded by Ms. Nemeth, to approve the \$1,600 bid to clean up the area from the front entrance north to the Pawleys Island billboard. The motion carried unanimously.

The LLC water pump that was hit by lightning has been replaced at a cost of \$9,700 and an insurance claim was submitted. The new pump pumps 221 gallons per minute and is grounded.

The alligator sign at Hole #18 has been stolen. Dave Eure will replace it. The feral pigs are back at Holes #6, 7 and 8 with their babies.

Mr. Zeddun is donating a new flag for the front entrance.

The fallen tree between Sweetwater Court and Golden Bear Drive has been removed. Mr. Finley stated there is a tree at the right-front corner of Peter Raymond's lot (245 Savannah Drive) that is leaning toward the street and needs to be removed.

The Board decided that Mr. Zeddun should contact Anne Moreland (419 Savannah Drive) to advise her that the Landscape and Appearance Standards Committee is responsible for decorating the Main Entrance area.

Nuisance Lots

Mr. Osterhuber reported on the latest developments regarding the clearing of a lot on Georgetown Drive. The owner of an adjacent property, Tom Devlin (285 Georgetown Drive) asked the Board to have the lot cleaned up. The lot owner, Wayne Kinder (Lot F-34 Georgetown Drive), has indicated that he would clear it, but an owner on the other side of the lot, Steve Credito (331 Georgetown Drive), has asked him not to do so because he prefers "the buffer."

A motion was made by Mr. Finley, seconded by Mr. Head, that, if an owner wants to clear his vacant lot, he should be allowed to do so. The motion carried unanimously.

Ms. Long led a discussion regarding an appearance standards document for homeowners. It was agreed that the written standards should parallel the Covenants and Restrictions. It was also decided that the standards should be included in the Guidelines for Residents and Guests. Ms. Long will present the proposed changes at the September Board meeting for Board approval.

Mr. Osterhuber suggested drafting a letter thanking the people who have cleared their lots.

H. Capital Assets Committee

Mr. Head reported that nine road signs have been replaced. The bushes around these signs need to be trimmed back. All signs have been washed, repaired, and painted for a cost of \$10,000.

The curb and street repairs will start next month. The LLC repaired the parking lot around the golf course.

Mr. Osterhuber reported that the water accumulation in front of Mr. Formato's driveway (133 Old Augusta Drive) can be remedied by putting in a trench at a cost of \$150. If the trench doesn't take care of the problem, then a drain leading to the pond can be installed.

I. Special Projects Committee

Suggestion Box Report

Mr. York reported that the following suggestions have been received:

1. Impressed with the July 4th decorations at the front entrance – Edith Morris.
2. There is a dead tree in the common area by Sawgrass Loop and Golden Bear Drive, dangerous and needs to come down – Pat Rogers.
3. Very happy with the new divider and its flowers – Kim Van Dillen.
4. Get a new suggestion box – Leo Harootyan.
5. Suggestions regarding the club swimming pool, will be passed on to Laura Rippy.

V. OLD BUSINESS

A. Missing/Damaged Street Sign Status

None.

B. Pawleys Island Highway Beautification Program

Gary Griggs reported that planting will begin in September. There was an article in the Sun News regarding the beautification program last week, and an article will be in the Waccamaw Times next week. A mass mailing to DeBordieu residents will be sent this week. The fund-raising kickoff meeting was August 3rd, formally starting contacts with commercial businesses and merchants. To date, \$9,450 has been collected. The committee has talked to the Heritage Plantation and Allston Plantation POA's to encourage them to participate in the program. The Board may do a mass mailing in 29585 to solicit donations. On October 25, 2009 at 1:30 p.m., the First Annual Jim Pool Memorial Golf Tournament will be held at Pawleys Plantation to raise funds for the PIHBP.

VI. SCHEDULE OF NEXT MEETING

August 6, 2009

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

VII. ADJOURNMENT

A motion was made by Mr. Aubrey, seconded by Ms. Long, to adjourn the Meeting at 5:00 p.m. The motion carried unanimously.

A motion was made by Mr. Griggs, seconded by Ms. Sacco, to convene an Executive Session. The motion carried unanimously.

Submitted By: _____
Secretary

Approved By: _____ Date: _____
President