

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**September 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, Rip Head, Dennis Space, 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.

Also present was guest Dave Eure from ValleyCrest.

President Zeddun served as Chairman of the Meeting. Susan Lockwood of K.A. Diehl & Associates, Inc. served as Recording Secretary.

**II. VALLEYCREST REPORT**

Mr. Eure reported that he is reviewing the landscape contracts to fit the requirements of the Pawleys Plantation POA. ValleyCrest is going to better define their scope of work, including costs.

Mr. Eure is going to connect Georgetown County water to Pawleys Plantation's water by installing two valves and a check valve.

There are five dead trees around the property that need to be cut down and a few stumps that need to be ground down. There are two vines on Masters Drive that need to be replaced. There are two trees at the front entrance that were hit by lightning and need to be cut down. There are bagworms and copperheads in the Plantation.

After Mr. Eure left, the Board had a discussion regarding the landscaping contract and the need for a better-defined scope of work.

**III. APPROVAL OF MINUTES**

**A motion was made by Mr. Aubrey, seconded by Ms. Nemeth, to accept the August 6, 2009 Minutes as read. The motion carried unanimously.**

**IV. FINANCIALS**

**Financial Report**

Mr. Griggs reviewed the financials and reported overall they are in good shape, with revenues and expenses thru July being within 0.2% and 0.5% of the budget, respectively.

A discussion ensued regarding the Reserve Fund. At year end there will be approximately \$750,000 in the Reserve. The Board wants to implement a five-year plan on how to spend the Reserve Funds for planned capital improvements. Mr. Head, as Chair of the Capital Assets Committee, will develop the plan and present it to the Board.

**A motion was made by Mr. Finley, seconded by Ms. Long, to approve the financial report. The motion carried unanimously.**

V. **COMMITTEES**

A. **Covenants Committee**

Status of Covenants Mailing and Votes

Bern Sweeney, Mike Finley, and Wally Zeddun met with the attorneys to see what could be done regarding how best to handle the approval of the proposed 2<sup>nd</sup> amendment to the Covenants and Restrictions (C&R). After a long discussion, the Board decided to approach Pawleys Plantation, LLC to see if they would agree to approve the 2<sup>nd</sup> amendment if the POA were to put transfer language back in.

Mr. Zeddun noted that the current 1<sup>st</sup> amendment to the C&R (approved by the Members in 2001) was recorded with the county, but never signed by the LLC. The Board wants to get the LLC to agree to approve the 2001 amended document, so that the 2<sup>nd</sup> amendment can be properly dealt with.

**A motion was made by Mr. Griggs, seconded by Mr. York, that the Board agree to the property transfers that the LLC wants to make, that no changes be made to the 2<sup>nd</sup> amended document that was presented to the Members, and that the Board approach LLC to get its approval of the 1<sup>st</sup> and 2<sup>nd</sup> amendments. The motion carried unanimously.**

B. **Security & Safety Committee**

1. Security Incident Reports

The video monitor stopped working and Mr. Cangelosi replaced it with a new one at a cost of \$209.

Eight bolts on a gate arm had to be replaced after an accident.

The portable speed monitor stopped working and needs to be sent out for repair. Discussion ensued as to whether the monitor should be mounted permanently on Golden Bear Drive or whether it should continue to be moved from place-to-place. It was decided that Mr. Cangelosi would attempt to obtain a solar power source to power the portable monitor so that it could be placed permanently on Golden Bear Drive.

There was a discussion regarding giving the Security Guards a raise effective 1/1/2010. Mr. Cangelosi pointed out that the POA pays its Guards less than other communities, and that we recently lost an excellent Guard because he transferred to another Securitas community that paid more. It was decided to give each Guard a \$1.00/hr raise and a \$2.00/hr raise for the Supervisor. It was also decided to give a Christmas bonus of approximately \$100 per guard. This needs to be considered in the 2010 budget.

**A motion was made by Mr. Griggs, seconded by Mr. York, that, for the purpose of the budget, to consider giving the Guards a raise of \$1.00/hr. and the Supervisor a raise of \$2.00/hr. The motion carried unanimously.**

**An amendment to the motion was made by Ms. Long, seconded by Mr. Griggs, that, for the purpose of the budget, to consider giving the Guards a Christmas bonus of \$100. The amendment to the motion carried unanimously.**

**An amendment to the amendment was made by Mr. Zeddun, seconded by Mr. Griggs, that for the purpose of the budget, to consider giving the Guards a Christmas bonus of \$25 per each quarter worked. The amendment to the amended motion carried unanimously.**

On the 4<sup>th</sup> of July, the Guards were inundated with traffic going through the gate. Mr. Cangelosi would like to hire an additional Guard for this holiday and also for any special events. The Board agreed that additional temporary Guards be brought on staff as needed.

There was an incident on August 1, 2009 with Kendall Anderson (60 Sawgrass Loop) sneaking into the Plantation. There was a white female driver, with Kendall Anderson as a passenger, recklessly speeding on Grey Fox Loop.

A fireworks complaint was responded to by the sheriff's department.

There was another Kendall Anderson complaint on August 12, 2009. He pulled up to the visitor's gate then backed out and waited for his grandfather, Mr. Morrison.

There was an intoxicated guest; the sheriff took care of this.

A homeowner on Widgeon came home to find her garage door open.

There was an accident at the gate involving Cheryl Summers. She had parked temporarily on the Exit Gate side of the Guard House, backed up to activate the gate, and then went forward. The gate came down on the roof of her truck and she is asking for restitution to cover damages. The insurance company will have an adjuster look into the accident.

**A motion was made by Mr. Griggs, seconded by Mr. Finley, that if Cheryl Summers' accident costs the POA anything (i.e., if the damages exceed the policy deductible), her claim for reimbursement will be rejected. The motion carried unanimously.**

2. Morrison/Anderson

Kendall Anderson is now at the University of South Carolina. He will never be allowed to have a bar code. Kevin Anderson is now driving and the Board has already received three complaints regarding him. Management will send the Morrisons a letter stating the Board will not allow this to go as far as it did with Kendall. The Board will take whatever actions are appropriate to stop this type of behavior.

The Board decided that the fines will start over with each child.

**C. Architectural Review Board**

Mr. Finley reported that the term limits for ARB Committee members will be discussed at the October POA Board meeting.

**D. Communications Committee**

1. **Messages for Message Board**

Suggestions are: (1) New registration for all golf carts, (2) If anyone finds holes in the perimeter fencing, please call Peter Aubrey, (3) Jim Pool Memorial Golf Tournament.

2. **Newsletter**

The newsletter goes out quarterly at a cost of approximately \$325 per mailing. Ms. Sacco wants suggestions for the September newsletter. Suggestions are: (1) Jim Pool Memorial Golf Tournament, (2) New registration for all golf carts, (3) New Board member, Dennis Space.

**E. Animal Control**

There have been reports of wild boars (feral pigs) and beavers on POA property.

**F. Landscape and Appearance Standards Committee**

There are five dead trees that need to come down at a cost of \$2,500, which includes removing the stumps and dumping the downed trees. It is not necessary to get county approval to cut down a dead tree or a pine tree.

**A motion was made by Mr. Cangelosi, seconded by Ms. Nemeth, to approve the contract with Roger Lambert to cut down the five dead trees. The motion carried unanimously.**

ValleyCrest will install two valves, check valves, and a meter at a cost of \$590.

**A motion was made by Ms. Sacco, seconded by Mr. York, to approve having the valves and meter installed by ValleyCrest. The motion carried unanimously.**

Mr. Osterhuber reported that the landscape clearing and cutting along Highway 17 to the north of the Main Entrance was not done satisfactorily. He will have the landscapers return to finish the job.

Mr. Osterhuber reported that, when vacant lots are cleaned, they need to be approved by the Landscape Committee before the contractor will be paid. The Landscape Committee needs to develop a standard for the cleaning of the vacant lots. Pictures will be taken of satisfactorily cleaned lots to serve as examples of proper clearing.

Ms. Long has developed a thank-you letter to send to owners who have cleaned their vacant lots. The letter is attached hereto as Exhibit "A".

Ms. Long has revised a proposed addition to POA Guidelines for Residents and Guests regarding property maintenance. The draft is attached hereto as Exhibit "B". After the Board reviews this document, it will be discussed at the next meeting.

**G. Capital Assets Committee**

The stop sign at Highway 17 needs to be replaced, and the bushes around several signs need to be pruned next week.

The standing water by the Formato residence (133 Old Augusta Drive) needs to be diverted to the lake with a pipe and a catch basin. Mr. Osterhuber mentioned that the work will be contracted to Ben's Concrete. The Board believes this should be an LLC expense because it is responsible for all drainage issues within Pawleys Plantation. The cost will be brought to the next meeting.

There are paving cracks in the roads that need to be repaired before the roads are resurfaced.

Santee Cooper is supposed to replace the lenses in the broken streetlights adjacent to the Golf School.

**H. Special Projects Committee**

**Suggestion Box Report**

There were no suggestions in the suggestion box.

**VI. OLD BUSINESS**

**A. Pawleys Island Highway Beautification Program**

Mr. Griggs reported that \$12,500 has been donated to date. A mass mailing was sent to Allston Plantation, Heritage Plantation, Rice Fields, and a few smaller residential areas. The county will match these funds so that planting can start this fall. The majority of these funds have come from the POA and private individuals, and there have been only a few contributions from businesses.

**VII. NEW BUSINESS**

**Landscape Contract**

When the current landscape contract is up for renewal, the Board wants to go out to bid after a scope of work is developed.

Mr. Griggs reported that he has been approached by the Club's Chair of the Membership Committee, asking if a list of Club members can be included in the POA Telephone Directory. After some discussion, the Board agreed that it is not interested in doing this.

**Committee Responsibilities**

Mr. Griggs presented a new list of committee responsibilities. If anyone has changes to this list, let him know. It will then be posted on the POA Web site as Member information.

**Weehawka Pool**

Mr. Cangelosi was informed by a Weehawka Woods HOA Board member that their swimming pool will be locked, and users will need a key to get into and out of the pool.

**VIII. SCHEDULE OF NEXT MEETING**

The next Regular Meeting of the Board of Directors will be held on Thursday, October 1, 2009 at 2:30 p.m. at the Waccamaw Library.

**IX. ADJOURNMENT**

**A motion was made by Mr. Aubrey, seconded by Ms. Long, to adjourn the Meeting at 4:55 p.m. The motion carried unanimously.**