

**PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 4, 2007 AT 2:30 P.M.
MINUTES**

Attendees: Bern Sweeney, Pat Buss, Ed Osterhuber, Charles Holland, Tommy Hamm, Gary Griggs, Joan Noble, Wally Zeddun & Peter Aubrey
LLC: Sally Hogan & Kristi Magrini
ValleyCrest: David Eure

I. CALL TO ORDER

Bern Sweeney, President, called the meeting to order at 2:35 P.M.

II. READING OF THE MINUTES

A motion was made to accept the December Minutes as corrected. The motion was seconded and it carried.

Greens Superintendent's Report

David Eure stated that Ken Gawler is no longer with ValleyCrest. David will now manage the HOA and POA landscaping with the help of an assistant.

David stated they trimmed the bush on Masters Drive near the "Deaf Child" sign; if it needs to be trimmed more, just let him know.

David commented that they are trading old equipment for new equipment, which takes time. An edger and a sweeper are priorities.

David reported there are issues with hole #2. There are tree limbs and leaves that clogged the drain in the pond and they are going to be fixing it.

David commented that they are having some issues with the pansies (deer love pansies); he also took soil samples and had it tested, and the PH results were 4. It needs to be 6, so he will be adding lime to the soil.

David reported that a gentleman named "Dixon" that designs Caledonia and True Blue might be designing Pawleys Plantation's flowerbeds.

David stated the trees in the common areas would be trimmed higher than usual because they are overgrown. This process will take a while.

David commented that the landscaping near the maintenance area entrance on Masters Drive will be cleaned up tomorrow and mulched and pine straw laid; they are just waiting on bush selection.

David stated there is an issue about tapping into city water. The pump stations are 20 years old. Bern Sweeney told David to come back to us with a number of what you want from the POA & HOA's and the Board will divide it up. David said that he would prepare a cost estimate and talk to Laura.

Joan Noble asked David for his e-mail address. David replied deure@valleycrest.com

III. OLD BUSINESS - STATUS SHEET

Pat Buss commented that we apparently have the wrong circuit board in the reader at the security gate and they are over-nighting the correct one to us.

Some decals were put on the wrong side of vehicles; owners must pay for new ones.

Wally Zeddun stated that if the barcode is on the wrong side of the vehicle or ripped, the owners need to call us with the license number and we need to deactivate it.

Sally requested to add a lease expiration date on the bar code application form for renters/lessees.

Bern Sweeney reported that the new security company, A-Service Security, agreed to hire David Smith at \$11 per hour with benefits and that they will interview all existing guard employees.

Charles Holland made a motion to give Warner Cole and Wally Zeddun authorization to sign a contract with A-Service Security, subject to review and approval of the contract. The motion to change services was seconded; all were in favor and the motion carried.

Joan Noble stated that implementation plan for informing existing guards needs to be put in place with Laura.

Sally Hogan stated that Warner Cole and Bern Sweeney or Gary Griggs need to tell Laura about the decision regarding changing the security contract from LLC. Warner and Gary agreed to meet with her ASAP.

Pat Buss stated that the recommendation for the Property Management contract would be presented to the Board at the March meeting.

Ed Osterhuber stated we were going with the aluminum signs. Sally Hogan reported that the signs are here in Bill Kilgo's office.

IV. COMMITTEE REPORTS

A. ARB REPORT

Joan Noble reported that there is one house on Widgeon Court that is about to start building.

Sally Hogan stated that Paul Formato met with her this week, has mulched everything on the vacant lots that he has dumped, and he promised not to do it anymore.

B. LANDSCAPE REPORT

Joan Noble commented that Paul Formato called her this week about picking up Christmas trees. Sally Hogan noted that he called her this morning with 10. Gary Griggs responded that he probably did not count the one in Pawleys Glen. Sally Hogan suggested putting a blurb on the website that owners are responsible for disposing of Christmas trees.

Joan Noble stated that a house on Redwing Court has an HVAC unit that needs to be covered and that it has shrubs all down the right side.

Joan Noble reported that she went over to 99 Pintail Court and it looks worse. Bern Sweeney responded to invite the Guiffre's to the next Board meeting.

C. ROADS & GROUNDS REPORT

Tommy Hamm reported that there are a few potholes on Tanglewood Drive and he will get a product from Home Depot and repair it himself.

Tommy stated that the reflectors are taking up a lot of his time. He found a source six blocks from his home in Columbia that sells the reflectors for \$2 each instead of \$3 that we currently pay. He bought 100 of them.

D. COMMUNICATION

Pat Buss asked for suggestions as to what to put next on the exit message board. Bern Sweeney replied that the next will be for the operation of the gate, then one reminding owners to send in your proxies for the Annual Meeting, and then one to welcome the new security company, A-Security Services.

A Board member suggested sending out Annual Meeting proxies earlier and with a return deadline on the form.

E. FINANCIAL REPORT- Nothing

F. ANIMALS- Nothing

G. LONG RANG PLANNING COMMITTEE –

Gary Griggs stated that the committee has not met yet.

V. NEW BUSINESS

Amendments to Bylaws-

Bern reported that Article 9, Section 4 of the Covenants and Restrictions already addresses the transfer fee, so no Amendment to the By-Laws will have to be made for that item. The amount needs to be stated and the wording changed slightly in the C&R.

Bern is to re-draft the By-Laws to state that the HOA's will vote for their HOA Representative for the POA Board, and not for an at-large seat.

Bern stated that he would make the changes that were agreed upon today. He will then send the By-Law Amendments to the Attorney and have them reviewed in order to have the change ready to vote on at the Annual Meeting. He hopes to have it ready to go in the next week. He will e-mail the proposed Amendments to the Board and hold an electronic vote.

A motion was made to make an amendment to the Covenants and Restrictions to change the transfer fee amount and to keep potential usages fairly broad. The funds shall be directed to the Reserve Fund.

Pat Buss commented to plan on an electronic vote on the transfer fee.

A Board member stated the draft By-Laws were reviewed by the Board of Directors and the changes will follow later. Final By-Law revisions will be available on the website or in Sally Hogan's office.

The Board of Directors agreed that Joan Noble would write a synopsis of Board meeting Minutes and that Kristi Magrini would continue to write the detailed version.

The next regular Board of Directors Meeting is 2/1/2007 at 2:30 P.M., followed by a Special Meeting on 2/15 to prepare for the Annual Meeting, and then the Annual Meeting on 2/19 at 10:00 A.M., followed by the Organizational Meeting.

VI. ADJOURNMENT

A motion was made to adjourn the meeting at 5:35 P.M. The motion was seconded and it carried.