

PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

OCTOBER 2, 2007

MINUTES

The Regular Meeting of the Board of Directors of Pawleys Plantation Property Owners Association, Inc. was called to order at 2:00 P.M., at the Waccamaw Library, Pawleys Island, South Carolina.

I. OPENING OF MEETING/ATTENDANCE:

Members present in person were Wally Zeddun, Dennis Cangelosi, Peter Aubrey, Joan Noble, Tommy Hamm, Bern Sweeney, Pat Buss, Carol Sacco and Charles Holland. Members absent were Gary Griggs, Frank D'Antoni and Ed Osterhuber.

Present from K. A. Diehl were Lissa Ward, Association Assistant Manager and Becky Able, Senior Association Manager. Absent was Tara Woodson, Association Manager.

Guests were Larry Smith, Betsy Nemeth, Tom Ryan and David Eure.

Mr. Zeddun, President of the Association, served as Chairperson of the Meeting. Lissa Ward of K. A. Diehl & Associates, Inc. served as Recording Secretary.

The Chairman opened the meeting by introduced the board members and Lissa Ward, Association Assistant Manager and Becky Able, Senior Association Manager from K. A. Diehl, the new property management company for the Association.

II. APPROVAL OF MINUTES:

Mr. Zeddun stated that there would be an email vote to approve the minutes of the last meeting.

III. CAPITAL RESERVE FUNDING REPORT:

Larry Smith thanked everyone for being there to help. Mr. Smith went over the replacement cost of items and their remaining life. It was stated that there is a 4-5% yearly increase in contributions to the Reserve account, currently at \$51,115.

IV. OLD BUSINESS:

A. Project status sheet:

There was nothing to report at this time.

V. COMMITTEE REPORTS:

A. ARB:

Discussion ensued about the street flag program. Ms. Noble stated that the residents of Salt Creek Court had initiated the program. Mr. Aubrey commented that owners are putting the flags at the street, which is on POA property. Ms. Sacco suggested that it be communicated to all members the Rules for displaying "street flags." Further discussion included Mr. Zeddun wanting to enforce flag etiquette and Mr. Hamm suggesting that a Marine in full dress attire attend the Town Meeting to discuss proper flag etiquette. Mr. Sweeney suggested that the information pertaining to these flags be relayed and that it not be made a mandatory compliance. The Temporary Flagpole program is included in Exhibit A.

B. Security and Safety Committee:

Mr. Cangelosi stated that the Guard House telephone/headset needs to be replaced. Ms. Buss stated that maybe the LLC should pay for half, since it was the LLC that first purchased the headset. She asked if there was anything out there that would work with the old system.

A motion was passed for no more than \$300.00 plus/minus 20% to be spent for the new headset. The motion passed with six yes, two no, and one abstaining.

A discussion ensued relevant to discontinuing the Rover and installing cameras at the entrance and the Guard House. This would give access to look at it on the web site.

C. Landscape and Appearance Standards Committee:

There was discussion about the tarp and fence around the maintenance area.

David Eure stated that, at the front entrance, ValleyCrest has removed the flowers to plant new fall flowers; they have also planted some cedar trees. Prices were sent to Joan Noble on the irrigation system.

David noted that some common areas need to be cleaned up: Turtle Creek Drive, the ladies tee on hole #3, and on Golden Bear; it may take a few day's to get it done.

D. Communications Committee:

Carol Sacco stated that she was not happy with the way that the newsletter went out. She stated that it was not collated or stapled and that it also needs darker print.

E. Animal Control Committee:

There were no reports given at this time.

F. Finance Committee:

- a. Management contract implementation status was discussed. Quarterly invoices have been sent out.
- b. Monthly or quarterly billing. **Motion was made by Pat Buss, seconded by Bern Sweeney, that the billing stays quarterly. The motion passed.**
- c. Budget items are needed.
- d. Outside contracts (garbage and cable TV). Bern Sweeney is going to work on the Time Warner Cable contract.

G. Long-Range Planning Committee:

There was no discussion at this time.

H. Nominations Committee:

- a. Incumbent directors who will seek re-election. There was a brief statement made that it believed that Ed Osterhuber, Gary Griggs, Frank D'Antoni would not run for re-election, and that Joan Noble is not eligible for another term.

I. Covenants and By-Laws Committee:

- a. Bern Sweeney gave an update of committee activities.
- b. Proposed revisions. Discussion ensued and Bern Sweeney stated that the revisions will be done by a mail-in ballot.

VI. NEW BUSINESS:

- a. Alternate meeting sites for the POA Board. Carol Sacco stated that the POA will be meeting at the library on a regular basis.

VII. ADJOURNMENT:

A motion was duly made to adjourn the meeting at 4:30 p.m.

Submitted By: _____

Secretary

Approved By: _____
 President

Date: _____

EXHIBIT A

STREET FLAG PROGRAM PAWLEYS PLANTATION

CONCEPT- INSTALL A VERTICAL 10 FOOT FLAG STAFF IN FRONT OF EACH LOT ON THE STREET FOR A PERIOD OF 2-5 DAYS, INCLUDING EVERY NATIONAL HOLIDAY. FLAGS ARE ERECTED AND REMOVED NEARLY SIMULTANEOUSLY FOR PROPER EFFECT. WHEN NOT DISPLAYED, FLAGS ARE TO BE STORED.

MATERIALS- ONE 10' X 1" PVC STAFF
 ONE 18" X 1 ¼ " PVC SLEEVE
 TWO PLASTIC CABLE TIES 6" & 8"
 ONE 3' X 5' NYLON, SEWN AND EMBROIDERED AMERICAN FLAG

2007 SCHEDULE-

1/13-1/15	MLK BIRTHDAY
2/17-2/19	PRESIDENTS' DAY
5/26-5/28	MEMORIAL DAY
6/30-7/4	INDEPENDENCE DAY
9/1-9/3	LABOR DAY
10/6-10/8	COLUMBUS DAY
11/10-11/11	VETERANS DAY
11/21-11/25	THANKSGIVING

METHOD-

- 1) SELECT A PLACE APPROX. 18' FROM THE CURB WHERE YOU'RE SURE TO MISS UTILITY LINES AND IRRIGATION LINE AND TO PLACE THE 1 ¼ " PVC SLEEVE VERTICALLY NEARLY FLUSH TO THE GROUND SO THAT THE MOWER WON'T HIT THE SLEEVE. ENSURE THAT ALL DIRT IS REMOVED FROM THE SLEEVE.
- 2) DRILL TWO HOLES COMPLETELY THROUGH THE 1" PVC STAFF TO ACCOMMODATE THE CABLE TIES--ONE HOLE 2' FROM THE TOP AND THE OTHER ONE 35" DOWN FROM THE FIRST.
- 3) FASTEN THE FLAG TO THE STAFF WITH THE CABLE TIES, CLIP THE EXCESS AND PLACE INTO THE SLEEVE.