

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**DECEMBER 6, 2007**

**MINUTES**

The Regular Meeting of the Board of Directors of 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:**

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

Present from K. A. Diehl were Tara Woodson, Association Manager, and Vicki Gallagher, Vice President.

Guests were Betsy Nemeth and Chuck Buck from the HOA's; David Eure and his assistant, Pete Charles, from Valley Crest; and Tommy Vickers, a representative from A Services Group.

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

The Chairman opened the meeting by introducing the board members and those from management. He then allowed David Eure to speak on landscape issues within Pawleys Plantation. This discussion is recorded under landscaping.

**II. APPROVAL OF MINUTES:**

There was no approval of the October Minutes at this time, as the board had not received them. Mr. Zeddun stated that all members of the POA Board need to receive a copy of the Minutes prior to the next month's meeting, and management agreed to be sure that all were sent a copy.

**III. SECURITY CONSULTANT REPORT:**

Mr. Vickers stated that he was unaware of the security recommendations posed by the Board in the October meeting. He asked for the Board's patience, as he would research the recommendations.

It was stated that the TV was not removed from the Guard House as of yet, but that A Services had limited the hours (6 pm-6 am) in which the Guards could use the TV. Eventually it will be removed and Mr. Zeddun stated to continue to follow A Services' plan for removing the TV. Mr. Sweeney commented that he noticed the TV has been turned off in the evening hours. Wally asked if any other communities have a TV for the guards, and Mr. Vickers stated that, in the five states that they provide Security services, Pawleys Plantation is the only one that allows them.

Mr. Vickers stated that they are having the Security Guards stand outside more often and have a schedule in place from 7 am-9 am and 6 pm-8 pm, as those seem to be the busiest times for traffic. Ms. Sacco commented that, when she called to announce her guests, the security officer did ask her for their names and this was the first time she experienced this.

Mr. Vickers stated that the SOP had been rewritten specifically for this community and it is very detailed as to the Guard's job functions. He did make a suggestion to have a higher bar stool type seat so that Guards could see out over the counter and window.

Mr. Vickers stated that he does not have tight control over the entrance, but that he can do whatever the POA wants if they will give him guidance. It was discussed that the Security Guards are now being given the tee times to verify visiting golfers on a regular sign-in sheet that is provided by the Pro Shop. Mr. Sweeney stated that A Services Group and the Security Committee need to get together to determine changes to be made in procedures. Mr. Zeddun stated that they need to be check that the people that are coming and going should be in Pawleys Plantation. Mr. Vickers stated that they can implement changes right away. He warned that the feedback would be strong as few people embrace change.

Mr. Cangelosi stated that the POA is seriously considering removing the night Rover service—commenting that, if they aren't going to do it right, then why do it at all. He then stated it was not worth the money being spent. Dennis commented that the Guards at the gate are doing a great job and that, since David Smith has retired, things have improved in terms of following the new procedures. There were further comments about the people coming through the gate, and Dennis commented that people should be treated fairly, but not equally. If something or someone doesn't look right, then the Guards should not let them in. It was Dennis' opinion that security does need to be enhanced and that adding cameras would be a good way to do so.

Mr. Zeddun asked if A Services Group could look at the Rover and determine if it is needed. Mr. Vickers suggested that a Rover service could be shared with other communities in the area, and the Rover could drive through each community all night on a random basis. He stated this gives the appearance of full-time Rover services without the higher cost. He stated he would get back to Mr. Zeddun with the cost of sharing a Rover, as it was someone else's plan and he was not familiar with the costs.

Mr. Vickers suggested that the POA should write down what they want and A Services Group would go from there. Mr. Griggs stated that the guidelines for security are in the contract. Mr. Zeddun asked that Mr. Cangelosi pull the SOP, email to him and copy the Board.

#### IV. **OLD BUSINESS:**

##### A. **Project status sheet:**

The Status Sheet was not available, so there was nothing to report.

#### V. **COMMITTEE REPORTS:**

##### A. **ARB:**

Ms. Noble stated that the ARB met and then met again with Ms. Woodson along with Mr. Griggs to go over the ARB documents and what they would develop. It was stated that they were working on a new application form. Once this form is completed, it will be sent to management for input.

She then stated that they have a concern with the interest payments that are made and that this topic would be discussed later. Ms. Noble stated that the ARB is going to work with management on the non-refundable payments and assign a line item to that.

Ms. Sacco suggested that the ARB take formal Minutes of their meetings, so that they have a written record of what transpires and a paper trail for the decisions that the ARB makes. Ms. Noble stated that the requests were documented and that phone calls are made, too. She then commented that if the POA wants the ARB to send letters, they can do that. Mr. Sweeney stated that the Covenants and Restrictions amendments now being considered state that all decisions will accompany a "written" approval/denial. Ms. Noble stated that they will send written correspondence from now on.

Ms. Noble stated that currently there is a 1% interest on ARB deposits being paid back to the owners from the date their check is received until the day it is refunded. Discussion ensued

around the interest being stated in the ARB guidelines. Ms. Gallagher stated that they can amend those guidelines and then issue the updated copy to all owners. **Ms. Noble then made a motion to have the ARB committee amend the guidelines to eliminate paying interest on ARB deposits effective January 1, 2008. Mr. Griggs seconded the motion and there was no further discussion. All in favor with none opposed, the motion carried.**

Mr. Zeddun stated that the ARB should find out about satellite dishes. Discussion ensued in regard to the FCC and what Federal Law mandates. Federal law will usually supersede HOA law, although not in Common Areas. Ms. Gallagher stated that if the rear patio is limited Common Area, then it would be up to the Board to make that decision to allow or disallow them. Mr. Sweeney stated that the porches are Common Area. Ms. Gallagher stated she would research and get back to Ms. Nemeth with an opinion. Mr. Sweeney commented that an attorney should be contacted to ensure that the HOA's have a legal opinion as to whether satellite dishes are or are not allowed. Management will hold any satellite dish letters until such time that Mr. Zeddun can get legal counsel. **Mr. Sweeney made a motion to authorize Mr. Zeddun to obtain a legal opinion to allow or disallow satellite dishes on any and all Pawleys Plantation areas. The motion was seconded by Ms. Noble.** There was discussion on why the POA should pay for the attorney since others already have the dishes. It was discussed whether they can exercise control over where they can tell owners to put the dishes. Mr. Sweeney stated he wanted to have legal backup for the decisions. **With none opposed, the motion carried.**

Discussion ensued around the trees being intentionally damaged. It was stated that owners should not be putting flags, house numbers, etc., on trees. This type of behavior is not allowed. It was also stated that banners can be bracket-mounted or draped on the residence. It was stated that the best way to get this information out was through the newsletter and the POA website.

**B. Security and Safety Committee:**

Mr. Cangelosi stated that he had obtained three bids for cameras for the Main Entrance. The range was between \$8,900 and \$12,000, but the systems are basically the same. He stated there would be a split four-screen picture on a monitor, with a high-resolution picture of the license plate. It was stated that audio would be placed near the Guard House, and that the systems allowed video to be saved for 30 days to 2 months before you lose the information from the month prior. Mr. Cangelosi went on to advise that there would be four cameras on the following: the license plate, vehicles entering the community, vehicles leaving the community, and at the Guard House door with audio, which would only record when the Guard is outside. He suggested obtaining a sign to let everyone know the cameras are installed in Pawleys Plantation. **Mr. Cangelosi made a motion to accept Coggin Security to install cameras at a cost of \$8,900 and upgrade to color for \$10,000 total cost if necessary. The motion was seconded by Mr. Sweeney. With all in favor and none opposed, the motion carried.** Mr. Cangelosi stated he would provide management with a copy of the proposal for the record.

**C. Landscape and Appearance Standards Committee:**

David Eure from Valley Crest gave an update on the landscape issues. He stated that the new vacuum sweeper is broken and that the wrong part was ordered. It was stated that the correct part was re-ordered and it should be installed in a week. Mr. Eure asked that the Board be patient. He then stated that the leaves would not be done until March.

Mr. Eure stated that the 2008 plan for the Main Entrance will include upgrading the irrigation system, and that he has priced this out. He stated that he would email Ms. Noble with the firm prices. Mr. Eure then stated that the POA will remain on the LLC's water supply, but that there may be a charge to do so; he would have to check with Ms. Laura Rippey. Mr. Griggs stated that she shouldn't charge since it is her entrance, too. Mr. Eure commented that he will try to work with what they have and that the labor will be mostly in the trenching.

There was discussion on issues with Turtle Creek and there being a lot of plant material. It was stated that this was Common Area and an owner planted all this material. Mr. Eure stated that there are too many plantings in this area and that he can pull a lot of it out and disperse it around the community. He then stated that it would cost around \$300-\$400 per year to keep it clean and maintained, including pine straw. Ms. Noble started discussion on if it would be less expensive to take some of the underbrush away. Further discussion led Mr. Eure to comment that he has a dump to take some of the extra plantings; however the cost of grinding is expensive and he would need to pass some of that expense along to the POA. He stated that the dumping and grinding would be figured into doing the tree work so that it would help with these costs.

Discussion ensued around tree trimming. It was stated that a lot has been done so far at the Main Entrance and they will continue to trim on Pawleys Plantation Way. Mr. Eure stated that a lot of the drains have new bricks to help keep things cleaner. He stated this would be an ongoing process and that some of the Main Entrance has been done. He then stated that the edging will be done on streets within the next month and that he will give the Board a timetable of when items will be accomplished, including trimming on the golf course for the 2008 landscape plan. Mr. Zeddun stated that trees should be planted at the entrance.

There was discussion about the concrete on hole #7 where the rocks are, and Mr. Eure stated that they need rain to raise those up.

Mr. Griggs commented that the entrance looks great in regard to holiday decorations. Mr. Eure stated he would like less decorations/garland and more lights. He then stated that the lights are old and need to be replaced, but did not know if Laura Rippy with the LLC would be paying for that. It was stated that Jean Birch and Ann Moreland were given \$500 to purchase additional decorations. There was a suggestion made to form a decorating committee. Ms. Noble stated to let those working on the decorations finish and see how it turns out. Mr. Sweeney did not agree with them doing the decorating. Pete Charles stated that he is proposing more lights be purchased rather than garland. **Mr. Sweeney made a motion, seconded by Mr. Griggs, to have a unified plan and that anyone that wants to volunteer can assist.** There was brief discussion on people that might be interested. **All in favor, none opposed, the motion carried.**

Pete started discussion relative to becoming Audubon certifiable, which meant that the grounds crew would be responsible for the chemicals that they use. Mr. Holland wanted to know the significance of doing this. It was stated that the certificate meant that they are doing things to make Pawleys Plantation an environmentally safe place and one that is protecting wildlife. Ms. Noble asked that at the spring Town Meeting someone update the Members on this process, and to let David Eure know if anyone was interested in assisting. It will be put into the newsletter. Ms. Buss asked Ms. Sacco to also get a copy and add to her announcements.

- a. It was mentioned that the tarp on the fence near the maintenance area is rotted and that it needs something to keep it tied down. It was stated that the POA was told that K.A. Diehl has some people that can replace that. Management stated that they will check with tennis court suppliers for tarp with the ½ moon hole. It was stated that it must be 8 ft. high. Management is to send out a maintenance person to measure the area that needs to be replaced.
- b. Discussion ensued about any changes to be made to allow motorcycles to be brought onto the property. Mr. Sweeney stated that this does not have the support of the community. It was stated that Pat Rogers put this issue forward to the Membership and it was not well received. He then stated that it would be brought up at the Annual Meeting to change the guidelines, but he believed it would not be accepted. Ms. Noble stated that many items can be up for discussion and suggested that a survey be done on those items of

contention so that they do not have to take up time at the Annual Meeting. Further discussion involved the definition of a guest being “a guest of an owner.” Discussion ensued around the Guards running credit cards for the LLC and handing out keys for the rental units after hours. Mr. Sweeney stated that the Rental Office cannot dictate that the Guards do this. **There was a motion made by Mr. D’Antoni, seconded by Mr. Sweeney, that the Guards will hand out guest packets only and not run credit cards or hand out rental keys, and that the LLC must hold the POA harmless. All in favor with none opposed, the motion carried.** Mr. Zeddun then stated that he would write a letter to Laura Rippy in this regard.

- c. There was brief discussion on obtaining a bicycle rack and Mr. Cangelosi stated that it would cost \$300 with the delivery to buy an 8’ rack. Mr. Buck then stated that Weehawka Woods had a bicycle rack at the pool area that was not being used and they would give that to the POA if they wanted it.

**D. Communications Committee:**

Ms. Sacco asked if there were any suggestions for the Message Board. Suggestions included “Happy Holidays” and “Happy New Year.” She then asked if the first Thursday of January, February and March was good for everyone to meet, and they were all in agreement. The library has been reserved. She then stated that the newsletter will be ready to mail on the 15<sup>th</sup> of December and should be received by Members by the 18<sup>th</sup>. There was discussion on the previous newsletter that went out from South Data and Ms. Sacco asked that they not be used again. A clean copy will be given to management to send out properly.

**E. Animal Control Committee:**

Mr. Aubrey stated that he only found a hole in the fence near the tee box on Hole #2 and that it needs to be fixed. He then stated that near Owen Wright’s house there is a tree that needs to be removed, and that on Masters Drive there is a tree that fell. It was also stated that there is a post down inside the maintenance area. Mr. Aubrey stated he didn’t mind doing the work to correct some of these items if he had help. **Mr. Griggs made a motion, seconded by Mr. Sweeney, to hire Roger Lambert or another tree company to remove these trees and do any necessary repair to fences bent by the trees. After brief discussion, with all in favor and none opposed, the motion carried.**

It was stated that the animal problem with 551-1 has been resolved. Mr. Aubrey is to send to management a copy of the letters for the record.

**F. Finance Committee:**

- a. Management contract implementation status was discussed. Ms. Gallagher introduced herself as being the Vice President of K.A. Diehl & Associates. She then gave a brief description of the company and an update on Ms. Diehl’s health. She stated that the office has made some changes in Ms. Diehl’s absence. For example, Ms. Gallagher informed the POA Board that she would be moving to the Murrells Inlet office to help assist Ms. Woodson with their property until the transition was complete and issues are brought up to date.

**G. Long-Range Planning Committee:**

There was discussion on all items including signs, etc., to be put on the action Status Sheet so the board would know where certain items stand.

**H. Nominations Committee:**

Gary Griggs stated that the terms of the following Board members expire at the Annual Meeting: Mr. D’Antoni, Mr. Osterhuber, Ms. Noble and Mr.

Griggs. Gary then stated that he would be running for an additional term and that Ms. Noble is not eligible for another term. He then stated that the following people submitted their names to the nominating committee for consideration: Mike Finley, Leo Harootyan, Rip Head, Russ Long, Betsy Nemeth, Jim Pool and Gary Griggs. He then stated that additional nominations can be made from the floor at the Annual Meeting, but that the committee is recommending the slate of Betsy Nemeth, Mike Finley, Jim Pool and Gary Griggs. **There was a motion made by Mr. Griggs, seconded by Mr. Sweeney, that the four nominations mentioned stand at the February 18<sup>th</sup> meeting. With all in favor and none opposed, the motion carried.**

**I. Covenants and By-Laws Committee:**

**Mr. Sweeney made a motion, seconded by Mr. Griggs, to table the proposed amendments to a special Board meeting. With all in favor and none opposed, the motion carried.** There was discussion that this would be better, as the Board is not voting to put the revisions before the membership. Mr. Sweeney suggested that this information be put on the POA website to allow the Membership to make comments. He then suggested that, at the Town Meeting in March, they discuss those comments and then finalize the proposal; the Board would then get the information out in April or May along with the ballot to vote on the changes, and to leave the voting open until which time 51% vote yea or nea on the proposed amendments. It was also stated that, before the changes go into effect, they have legal counsel look over everything. The special Board Meeting was scheduled for December 13<sup>th</sup> at 1:00pm.

**VI. NEW BUSINESS:**

Ed Osterhuber noted that the Georgetown County people who have handled our mosquito control program are no longer with the department. Ed mentioned that he would re-establish the contacts for future service, and he noted that the mosquito control office has moved to the Georgetown airport.

Mr. Sweeney stated that at the last meeting they discussed needing the Time Warner and Waste Industries contracts as soon as possible. Management stated that those providers had been called and they were waiting to receive the contracts; Tara noted that another call will be made upon returning to the office. Once received, the contracts will be forwarded to Bern and Wally.

Mr. Cangelosi handed out a letter to the POA Board in regard to a matter that he is addressing with the ARB committee. He stated that he would appreciate the Board getting involved if it is not handled by the ARB.

There was no further new business.

**VII. ADJOURNMENT:**

**A motion was duly made to adjourn the meeting at 5:10 p.m.**

Submitted By: \_\_\_\_\_  
Secretary

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

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