

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

Attendees: Wally Zeddun, Dennis Cangelosi, Peter Aubrey, Joan Noble, Gary Griggs, Ed Osterhuber, Tommy Hamm, Bern Sweeney, Pat Buss, Carol Sacco & Frank D'Antoni
LLC: Sally Hogan & Kristi Magrini
ValleyCrest: David Eure & Pete Charles
Guests: Ron Richardson, Cathy Bergeron, LaRue Harle & Tom Luc

I. CALL TO ORDER

Wally Zeddun, President, called the meeting to order at 2:33 P.M.

II. READING OF THE MINUTES

A motion was made to accept the May Board Minutes as amended. The motion was seconded and it carried.

III. POA INPUT REGARDING REALTOR SIGNS

Ron Richardson stated that he and the other guest Realtors were not there on an argumentative nature; they just wanted clarification of the Board's recent action to disallow directional signs to homes having an Open House. Ron commented that there are 25 homes and 17 condos on the market in Pawleys Plantation and it is a very slow time for real estate; therefore, it is in the best interest of the owners of homes within Pawleys that the directional signs be allowed. Ron stated all they are asking for is the right to have directional signs to advertise.

Pat Buss asked if Ron thought turn-by-turn instructions given out by the guard would help resolve the problem. Ron responded, "No." Sally Hogan mentioned that people who are staying in Pawleys Plantation and see the signs with no plans to buy, but who see the signs and end up going to look at a house, may possibly purchase it.

Joan Noble stated that the Board could require that all Realtors give a list of open houses to security by a certain date.

Ron Richardson concluded his presentation by stating that he and the other Realtors propose to the Board today that the directional signs be retained because they are needed to help owners sell their homes.

A guest Realtor suggested possibly limiting the days and times for an Open House. An example is Willbrook, which only allows them on Sundays. Also a map must be given out to direct outsiders to the Open House.

IV. LANDSCAPE REPORT

David Eure was asked if he was using the vacuum to clean the streets. David responded, "No." The verticutter attachment is being used right now. The vacuum will mainly be used in leaf fall seasons (spring & fall).

David commented that they are replacing the bushes that are dying on the corner of Pawleys Plantation Way and Masters Drive. David stated they are trimming bushes along Masters Drive and they are trimming a lot of trees and they have not forgotten about the POA's landscaping.

David reported that they have an edger and they are running behind on everything due to the drought and other side projects.

David stated that Eco Turf is the company that specializes cleaning out wetlands, which relates to Joan's problem. A Board member asked if he could explain the problem. David commented that there are some blockages of drainage ditches on Pintail and Turtle Creek.

Frank D'Antoni commented that the front entrance area is drowning and it is all weeds. David replied that he is aware of the situation, and they have identified all the problems and are working on a proposal to beautify the entrance area.

Peter Aubrey asked if there is anything that could be done to block the ACE Hardware store from view from homes within Pawleys Plantation. The planting of bushes and trees was discussed.

V. OLD BUSINESS- STATUS SHEET

Bern Sweeney stated that the By-Laws are fully revised as of last year and the election process was withdrawn from the agenda for the Annual Meeting and he will present the revision at the next Board Meeting. He also hopes to have a revision of the Covenants and Restrictions by the next meeting. A Board member suggested letting Kellie Diehl look at the revisions first, with all of her experience.

Carol Sacco asked for suggestions for the message board, and a new message will advise owners to roll trash carts in within 24 hours of garbage collection.

Frank D'Antoni commented that he looked into other association bylaws and everything is gray concerning the maintenance of vacant lots. Wally Zeddun suggested looking into Tidewater's documents.

The next Town Meeting date needs to be changed to October 20 to coincide with the Member-Member Golf Tournament, and Sally is to let the Club know.

Ed Osterhuber handed out a flyer for the Landscaping Contractors and the Board made some revisions.

Sally Hogan stated that Coastal Fencing is giving me a quote and East Coast Fencing Company has promised me a quote and has not followed through.

Joan Noble commented that the sign on the Message Board about the driving of golf carts has really made a difference.

Joan Noble is to give Sally a list of 10 houses regarding trash cans being left in a visible location, and Sally is to divide it by areas for each neighborhood representative to make a personal contact.

VI. COMMITTEE REPORTS

A. ARB REPORT

Joan Noble reviewed the ARB Guidelines, "Addition To Installation Of Alternative Energy Sources" (see attachment) and she handed out flyers and pictures from the solar panel company and asked the Board to proofread the report. The Board removed line 7: "Any solar panel installation facing a neighbor's house needs to be sufficiently landscaped to off-set the panel appearance". The Board also made a change in line 2 from "140MPH – 180MPH winds" to "at least 140MPH." The Board will treat each owner as an individual case as requests for solar panels are received.

B. SECURITY REPORT

Dennis Cangelosi stated they installed a 4" Ballard at the reader to protect it from vehicular traffic.

Dennis reported that he does not think the POA is getting its money's worth with the part-time rover. Dennis stated that they are either not doing their job or there is nothing going on at night and they are not accountable. Dennis suggested removing the rover position and utilizing the money toward enhancing security--like installing a security camera at the guardhouse, and/or purchasing more speed monitors. A Board member questioned if Dennis checked the mileage on the rover vehicle. Dennis responded that Warner Cole told him to see David Smith because he has the mileage log sheets. Wally Zeddun charged

the Security Committee to develop a proposal regarding the part-time rover and to come back to the Board with a recommendation.

C. LANDSCAPE / APPEARANCE STANDARDS REPORT

Joan Noble reported that she stopped at Mr. Kelly's and he is back from vacation and trying to get the landscaping back to a nice appearance. Joan stated he promised that he is going to do what he told us, and she told him she would be back in two weeks to recheck his landscaping.

D. COMMUNICATIONS

Carol Sacco thanked everyone for their articles for the June newsletter, and asked everyone to think about articles that will go in the September issue.

Sally Hogan commented that Laura Rippy is getting flooded with people wanting the menus back in the shadow box and is taking it back from the POA. Carol stated that she would take down the POA materials. A Board member asked if the POA could pay to have a shadow box installed on the clubhouse near the old one. Sally stated that they could ask Laura Rippy if there is room for one.

E. ANIMAL CONTROL REPORT

Peter Aubrey reported that there are wild boars on hole number eight, and that one has been captured.

F. FINANCIAL REPORT

Pat Buss reported that there were three issues to discuss with Kellie Diehl about the reporting. She also has to incorporate the Door King system into her operation. Then the POA will be ready to sign the Property Management Agreement.

Pass Buss stated that the second quarter results are great.

Pat Buss commented that she has two estimates from Al Karieva (who owns Carpet One) to install tile in the Guardhouse. One is for commercial vinyl tile for \$700, and the other is porcelain-like tile and is very sturdy for \$1,700. The Board just needs to decide which estimate to go with. A motion was made to install vinyl tile. The motion was seconded and it carried.

G. NEW BUSINESS

Frank D'Antoni commented that the front yard looks horrible and the sprinklers are watering everything but the grass. The grass looks bad and we are continually resodding. Bern Sweeney responded that the sprinkler system should be remedied first before we resod. Sally Hogan stated that she has recently received more compliments about the appearance of the front entrance than she ever has in the past.

Gary Griggs asked about "the flags around the mail boxes" in the June complaint tracking report, as to whether the owners contacted the ARB for approval. Joan Noble replied, "No." Sally commented the owner did not want to go that route, so it is a dropped issue.

Sally Hogan stated that Minton Braddy that owns D-21 & D-22 is trying to combine his lots and he has every thing he needs for the county but not the POA, and he does want to pay to have a survey done because the court does not require it. Sally plans to uphold the rule adopted by the POA Board years ago, which requires a recorded survey showing the deletion of the lot line, unless the current Board changes the existing rule. The Board decided to retain the present rule.

VII. ADJOURNMENT

A motion was made to adjourn the meeting at 4:50 P.M. The motion was seconded and passed, and the meeting was adjourned.