

**PAWLEYS PLANTATION PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 6, 2007 AT 2:30 P.M.
MINUTES**

Attendees: Wally Zeddun, Dennis Cangelosi, Peter Aubrey, Joan Noble, Gary Griggs, Tommy Hamm,
Bern Sweeney, Pat Buss, Carol Sacco and Charles Holland
LLC: Sally Hogan and Kristi Magrini
ValleyCrest: David Eure
Guests: Betsy Nemeth and Tom Ryan

I. CALL TO ORDER

Wally Zeddun, President, called the meeting to order at 2:32 P.M.

II. READING OF THE MINUTES

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

III. LANDSCAPE REPORT

David Eure stated that the bushes were trimmed on Masters Drive and they will start trimming the trees in the neighborhood. David commented that he bought a new pole saw.

David reported that they are planning their winter annuals because they have to get them ordered. David also stated that he is getting three bids for a new irrigation system for the front entrance, and if we replace irrigation we have to have a grass plan using Bermuda on the wing walls and the center island and using St. Augustine elsewhere. David commented that we also need a tree plan.

David reported that we will replace the bushes on the corner of Pawleys Plantation Way and Masters Drive and he will look into an irrigation system there as well. David stated that the drought is the worst ever and the golf course was cut off of the Georgetown County well two weeks ago.

Bern Sweeney question if the POA was getting a new irrigation system. David responded that he is working on a plan to contract out for irrigation and a separate plan for the well.

Gary Griggs commented that the Pawleys Plantation sign on the south side is getting rust-colored stains on it. David replied that it could be from the well water, and the signs will probably need painting annually because of their new light color.

David stated he is working on some drainage issues.

Joan Noble thanked David for responding so quickly to the homeowner where the sprinkler was hitting her window. David replied that he answers these calls daily and it is happening because it is a new pump and there is more pressure. David left the meeting.

IV. OLD BUSINESS- STATUS SHEET

Bern Sweeney stated the Board Members had received an email from him with the revisions of the Covenants & Restrictions and Bylaws and there were some things that were missed. Bern thinks the Board needs to have a special meeting to go through it and to get everyone's comments and suggestions for amendments. Bern stated that it might take two or three meetings to get through it. The Board scheduled the first special meeting for 10/2/07 at 1:00 PM. A member commented that the property management people do not need to be there. Carol Sacco is to call the Presbyterian Church to see if the Board could use the Parlor Hall and also the Georgetown Public Library. Wally Zeddun asked Sally Hogan to call Kay Grant and cancel the Card Room reservation for the POA monthly Board Meeting for 10/4/2007, and he asked Carol to reserve space at the library.

Carol Sacco commented that the next message on the exit sign will be to check out the POA website. Carol also commented that she needs the articles for the newsletter by next Monday.

The Town Meeting is scheduled for 10/20/07 at 9:00 AM at Pawleys Plantation, LLC. The Board discussed the Agenda for the meeting and decided that Gary Griggs is to give the report on the transition and introduce the new property manager, Tara Woodson. Dennis Cangelosi is to give a report on Security, and Bern will give a report on the Covenants & Restrictions and Bylaws, assuming the revisions are finished before the meeting.

Wally Zeddun stated the Frank D'Antoni was to report on the vacant lot appearance standards but he is not here so it is delayed until the October meeting.

Peter Aubrey stated that Ed Osterhuber is contacting the vacant lot owners to clean their lots. Peter stated that Ed is also developed the flyer for the Contractors regarding landscaping and Carol has the copies of the flyer. The Board approved the flyer with the following changes: change item number 1 to read, "All major tree removals/trimmings;" change number 8 to number 9; and add a new number 8 stating that, "Streets/road cannot be used for the staging/storing of overnight contactor equipment and materials." A motion was made to approve the flyer with the changes. The motion was seconded and it carried.

Gary Griggs reported that the Men's Golf Association agreed to not golf on the date of the 2008 Annual Meeting, so that golfers would not leave the meeting for golf.

Peter Aubrey walked the fence along Masters Drive and there are no problems.

The new Realtor open house policy is as follows: "There is only one "Open House" sign allowed on the front yard of a house that is for sale, and directional signs will not be allowed anywhere in Pawleys Plantation. Wally Zeddun asked Sally to send as letter to the Real Estate Agencies and let them know that the new policy is effective immediately.

Pat Buss stated that after the Property Manager change there would be a drop box at the Security Gate for people to drop off applications and barcodes/checks.

V. COMMITTEE REPORTS
A. ARB REPORT

Joan Noble reported that it did not look like Mr. Kelly (221 Savannah Drive) had not made much progress at all, and we need to send a letter with a list of what needs to be completed and maintained and set the completion date for 10/1/2007. The letter should also state that, if it is not completed, he is invited to the next Board meeting on 10/4/2007 and the Board will discuss fines. Peter Aubrey asked Kristi Magrini to get him a copy of the letter that Mr. Kelly sent to the Board. Kristi replied that she would.

The Board recharged the Landscape and Appearance Standards Committee and Charles Holland is to ride around with Joan Noble to learn what he needs to look for. Wally Zeddun made a motion to appoint Charles to chair the Committee. The motion was seconded and it carried.

B. SECURITY REPORT

Pat Buss reported that the telephone headset at security was damaged and needs to be replaced. Pat Buss noted that it is an expensive headset (\$300) and feels the Board should purchase a cheaper model. A Board Member commented that if David Smith is the only one using the headset then do not replace it. Dennis Cangelosi stated he would speak with Warner Cole and find out who uses it. The Board told Dennis to see what the Security Committee would suggest.

Dennis stated that he had to purchase another battery for the speed monitor and asked for reimbursement. A motion was made to reimburse Dennis for the battery. The motion was seconded and it carried. Dennis Cangelosi reported that the 237-6300 phone number for security goes down every time it rains. Dennis commented that it is \$31.75 per month plus tax, and that the phone line should have call waiting and caller ID. Dennis recommended to let the 6300 line go and to use the 237-4062 as the new security line. The Board agreed with Dennis' recommendation. Dennis stated that he would have to purchase a new telephone that has the caller ID display.

Gary Griggs suggesting sending a letter to A-Services Group to let them know that the gate is being left up, and the guards are sometimes just watching TV and waving people through.

Dennis stated that the Security Committee had a meeting 8/30/07 and the issue of the rover came up. The rover reported that nothing unusual happened over the last year. Dennis stated that he made checklist sheets and it tells him that the rovers are not doing their job. Dennis also reported that he purposely left his garage door up for a week and the guard never filled out one of the check list sheets and notified him. Dennis recommended doing away with the part-time rover, and investing in more speed monitors and security camera equipment because the camera could reconfirm a record of who enters and exits Pawleys Plantation.

C. COMMUNICATION

Joan Noble reported that David Pascal resigned from the ARB and she commented that a message should be put on the exit gate Message Board there is a vacancy on the ARB and to call Kellie Diehl.

D. ANIMAL CONTROL REPORT

Peter Aubrey stated there is nothing to report.

E. FINANCIAL REPORT

Pat Buss reported that someone hit the member gate at 12:20 PM today. Warner Cole is putting it back up and it is working now.

Pat buss stated that the July financials look good.

Pat Buss asked if any particular Board member is reviewing the contracts for trash pickup. That responsibility will be assigned.

Pat Buss commented that, regarding the Property Manager transition, things are on track and she is delivering a package of POA/HOA information to Kellie Diehl tomorrow.

Pat Buss stated that she will be out of town from 10/15/2007 – 1/1/2008 and she needs an acting Treasurer. Gary Griggs volunteered.

Pat Buss commented that she and Bill currently complete barcode administering and activating, and Bill will be with her while she is away, so she will need someone to help with that too. She said that she will check to see if Nancy Costin will handle it.

F. NOMINATIONS

A Board Member stated the Board has to put something in writing about nominations in the next newsletter as required by our By-Laws. Bern Sweeney is to serve on the Committee with Gary Griggs and they are to find others in the community by Monday. Gary said that he would write an article for the Newsletter.

G. NEW BUSINESS

Wally Zeddun stated that the cost of the meeting space for the Town Meeting would be \$400 for 1/3 of the ballroom.

Gary Griggs commented that he needs changes for the POA Directory by the 9/15/07 because they will be printed soon. Carol Sacco noted that she will put an announcement on the exit gate Message Board.

A survey is required by our documents to combining lots so we could put that in writing to Mr. Braddy.

Wally mentioned that this was Sally Hogan and Kristi Magrini's last meeting and thanked them and said it has been a pleasure working with them.

VI. ADJOURNMENT

A motion was made to adjourn the meeting at 4:40 P.M. The motion was seconded and passed, and the meeting was adjourned.