

# APRIL 2016 REPORTS

## **LETTER FROM THE BOARD**

Dear fellow members,

We received devastating news that the contractor that had been selected for the pier project has backed out. The permit was approved from the county. I have added their email naming the reasons for them not wanting to continue the project. I also reached out to the contractor to see if there was a solution to any of their concerns that would help them to go forward and they declined to offer any solutions. At this time, we are contacting all previous bidders to hopefully be able to continue this project in a timely manner. The board will be discussing opening the walkway to the pier in the meantime at the April meeting.

Kate Schnaars, President

## **BOARD NEWS**

- Barbara Johnston has been appointed to replace Woodrow Fordham as a board of director until July 2016.
- Sherwin Williams was selected to do the flooring in the office.
- Two openings for board of directors. Applications on line and at the office. Due by 1:30pm May 25th.

## **ARCHITECTURAL COMMITTEE**

The Architectural Committee receives requests from WV residents regarding exterior property changes and improvements. The committee approved eight requests. The Board voted on requests to install a new, consolidated deck and install split rail fencing. *Ken Mayo, Chair*

## **BEAUTIFICATION COMMITTEE**

Beautification Committee Meeting is set for every 3rd Thursday of the month at 7:00 pm in the Library. The next one is scheduled for May 19. All is welcome. We will be discussing continual planting, weeding, pruning and etc. *Rebecca Flynn, Chair*

## **INSURANCE COMMITTEE**

Expenditures for insurance since the last Board of Directors meeting arc \$5.35 for insurance on our copier. We received a refund from Hartford (Workman's Compensation) for \$1,736.00. We also received copies of our renewal policies. If anyone wishes to examine them, they are located in the office. *Rosemary N. King, Chair*

## **MAINTENANCE COMMITTEE\***

Maintenance had a new employee that started on April 11th, Joe Bumgardner. Although his first day was pretty overwhelming he has settled in nicely to the position. There are many projects that had fallen by the wayside and there is much catching up to do but he has already started working on many of them and I have no doubt that he will be caught up just in time for a busy summer season.

Going into the busy season with a new employee it is important that maintenance requests be used for anything that needs to be done so that we may prioritize duties. Please exercise patience during the learning curve and while I understand folks are eager to meet Joe, please remember he is here to work & not socialize.

Thank you to the many volunteers that have stepped up and kept the routine duties going while we had no one. Keeping up with the compound area, the brush, blowing, mowing, dragging the road, some of the maintenance requests and equipment repair were all handled efficiently and were greatly appreciated.

The final application of the silicone coating on the flat (office) section of the maintenance building roof was done on Friday. Either tomorrow or Wednesday an engineering representative from the County will be here to meet with the roofer to inspect what was done. If there are any corrections to be made they will be done in accordance with County code enforcement and a permit will be issued for the work. The project is well under control even though that was brought into question at last week's workshop. Ordinarily a permit is not required for a roof, even with modifications of up to 10% of the square footage. For whatever reason the County has the maintenance building listed as a commercial building even though there is no for profit business being conducted there. Perhaps the Architectural Committee would be willing to look into what the reasoning behind the commercial designation is with the County.

The front office has been measured and the square footage determined thanks to Dick Fulmer. Ken Mayo has gathered some estimates regarding the work that needs to be done. The board still needs to decide on the materials they prefer to have used for the floors, and whether the work will be done by an outside company or by maintenance and how the project will be funded. It is estimated that that costs will run between \$5-6k according to Dick for materials and labor, however, the estimate that Ken got is considerably less. The two materials being compared in regard to flooring choices are similar to comparing apples and oranges, therefore the price differences.

The preliminary results of the drainage study should be available next week. Mr. Williams is working on the report and still needs to get some printouts from the

County. He has indicated that he is open to meeting with the BOD to go over the study and offer guidance. There are many areas where our drainage system that is currently in place is undersized and will need to be upgraded. He told us that we needed to work with our neighbors at the Pub to get water past that location in the front so that we don't transfer a flooding problem from WJV to the Pub.

The BPD and the village need to understand this report will help us determine a long range plan to resolve issues. My recommendation is to have Mr. Williams give a report and answer questions for the membership so that everyone hears the same information.

The berm requests were incorporated into the study and as soon as I have those back we will move forward with marking the streets for the paving project.

We have not heard from OSHA regarding the complaint that was filed and proper safety equipment has yet to be ordered. I received the vendor information today from Kate and she indicated she would be willing to assist with an inventory of what was needed so that we can place the order in a timely fashion.

A maintenance subcommittee will still need to be formed to inventory chemicals in the shop and acquire MSDS information to have on file. Kate has offered to lead those volunteers as she has familiarity in this area. *Kathy Heywood, Chair*  
*\*Report edited for length; full report available in office.*

#### **PIER UPDATE**

On April 4, Waterbridge Contractors of the Carolina's notified Windjammer Village that they would not start the Community pier project as planned. Their reasons for not going forward are explained the following letter from Waterbridge. (*See letter below*)

Waterbridge didn't offer many options or solutions, other than changing the foot print or replacing the pier and boat rap together, which would require re-permitting from all agencies (OCRM, DHEC, Army Corps, County). Catherine suggested we reach out to the contractors we've worked with over the past year to see if any of them would be interested in re-bidding our project. As of April 20, attempts were made to contact (9) contractors. So far, two contractors expressed interest, but only one of them submitted a viable bid. We are expecting another bid or two in the next few days. *Jim Hennessey*

*Dear Ken and Jim:*

*I know you all at Windjammer HOA are anxious to get this pier completed as it has been a drawn out process. As I mentioned to Jim last Friday; Waterbridge Contractors has some concerns that have been brought to our attention by Leyton, one of our valued*

contractors. Therefore, we had a meeting on site 4/4/2016 to discuss and give consideration to all options.

Here are the concerns:

1. Substantially more rock (riprap - erosion control) than we knew to be under the pier on both sides.
  - Leyton found this at low tide when he reviewed site a couple of weeks ago
  - Drawings faxed Friday 4/1/2016 detailing a ramp construction plan confirm this to be true.
2. Boat ramp has signs of the corner closest to pier already collapsing.
3. Disturbing this rip rap would compromise the concrete ramp further, resulting in costly damages.
4. The 20 ft longer pier out into the channel poses greater risk from the size boats we witnessed.
5. Pier so close to ramp will likely get backed into by someone possibly resulting in structural damage.

Because of these reasons Waterbridge Contractors must refrain from moving forward with construction to avoid the liability and risk associated with building the pier as permitted by OCRM. I'm sure that you find this news disappointing; as do I. However we believe it to be in both parties interest to take these concerns seriously for the long term benefit of the community. At this time the Horry County Building Permit is still in review. I will be gathering the documents from them in the next few days to return them. I'll be in touch soon.

Disheartened,  
Scotty Porter

### **SECURITY COMMITTEE**

Security committee has been reviewing current equipment and potential upgrades. Quotes are in the process of being obtained, and the budget is being worked on for submission. We remind everyone to keep a close eye on the neighborhood, and report anything suspicious immediately to the police. The only incident reported to spotcrime in our neighborhood since the 15th of last month was a suspicious person on Little River Drive. *Michael Iglesias, Chair*

**DRUG-FREE WORKPLACE POLICY** on following pages.

## **DRUG-FREE WORKPLACE POLICY**

Windjammer Village of Little River Property Owners Association intends to provide a safe and drug-free work environment for our employees and residents. Alcohol and drug abuse poses a threat to the health and safety of Windjammer Village employees and to the security of the company equipment and facilities. For these reasons, Windjammer Village is committed to the elimination of drug and alcohol use and abuse in the workplace.

### **Windjammer Village POA explicitly prohibits:**

The use, possession, solicitation for, or sale of narcotics or other illegal drugs, alcohol, or prescription medication.

The presence of any detectable amount of prohibited substances in the employee's system while at work, or while on company business. "Prohibited substances" include illegal drugs, alcohol, or prescription drugs not taken in accordance with a prescription given to the employee.

### **Windjammer Village POA will conduct drug and/or alcohol testing under any of the following circumstances:**

**PRE-EMPLOYMENT:** All applicants must pass a drug test before beginning work or receiving an offer of employment. Refusal to submit to testing will result in disqualification of further employment consideration.

**FOR-CAUSE TESTING:** Windjammer Village POA Board of Directors or personnel director may ask an employee to submit to a drug and/or alcohol test at any time it feels that the employee may be under the influence of drugs or alcohol, including, but not limited to, the following circumstances: evidence of drugs or alcohol on or about the employee's person or in the employee's vicinity, unusual conduct on the employee's part that suggests impairment or influence of drugs or alcohol, negative performance patterns, or excessive and unexplained absenteeism or tardiness.

**POST-ACCIDENT TESTING:** Any employee involved in an on-the-job accident or injury under circumstances that suggest possible use or influence of drugs or alcohol in the accident or injury event may be asked to submit to a drug and/or alcohol test. "Involved in an on-the-job accident or injury" means not only the one who was or could have been injured, but also any employee who potentially contributed to the accident or injury event in any way.

If an employee is tested for drugs or alcohol and the results indicate a violation of this policy, or if an employee refuses a request to submit to testing under this policy, the employee will be subject to immediate discharge from employment.