

MINUTES - BOD 1/11/97

WINDJAMMER VILLAGE OF LITTLE RIVER  
BOARD OF DIRECTORS  
SATURDAY, JANUARY 11, 1997

The January meeting of the Windjammer Village Board of Directors was called to order by Pete Vogelberger, President, at 9:00 AM in the Clubhouse. Board members present included Pete Vogelberger, Carmella Flaherty, Bud Lamson, and Bob Doty with Bud Culver absent. The President wished all present a Happy New Year and then lead those gathered in the Pledge of Allegiance.

Hannah Spalding read the minutes for the November 9 meeting which were accepted as corrected. The minutes of the December 2 special meeting were then read. These minutes were accepted as read.

John Yonkers, read the Treasurer's report for December, which showed a closing balance of \$182,530. The report was accepted and is attached to these minutes.

STANDING COMMITTEES:

No reports were provided by Fire & Disaster, General Advisory, Long Range Planning, or Nominating Committees.

Architectural Chairman Bill Stenner reported Mr. and Mrs. Transou submitted plans for building a house on two trailer lots. The request was approved by the committee which recommended Board approval. The committee asked that a cutout be straightened out and suggested a place for a large walk-in closet. The applicants are current with their dues and have paid the construction application fee. There is no variance required. Bud Lamson moved and Bob Doty seconded approval which was granted by all present Board members. Bob Doty complimented the volunteer members of the Architectural Committee for their efforts to help get the best house for the customer. Chairman Bill Stenner modestly replied that the committee is here to help not to hinder.

Beautification Chairman Bernie Spalding thanked all the residents for their attractive, bright Christmas decorations. A list of appropriate plants and vines for placement against our newly erected fences is on the Beautification bulletin board in the breezeway.

Budget & Finance - John Yonkers complimented the office staff on the acquisition of back dues amounting to almost \$3000 and on obtaining several additional participants in the DAD system.

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The Election Committee report was postponed until the member meeting scheduled to follow.

Hospitality and Rental Committees - Maggie Welden reported welcoming Ronald and Beth Zalocka formerly of Frankfort, NY now at 2128 Georgetown Circle. Beth's parents, Teddie and Jim Terzo also live at 2128. Maggie also visited new renters David and Rene Yeck with their daughters, Denise, 6, and Dallas, 6 months, at 2223 Swamp Fox Circle. Previously the Yeck family lived in Winston Salem, NC.

In Marge Farren's absence, Carmella Flaherty, Board liaison to the Insurance Committee, reported that the Property Owners Association had sent Mr. Cooper a check for \$28.00 to repair damage done by a golf ball from the putting range.

Maintenance Chairman Don Mollenhauer reported that Manfred David and Larry Presti voluntarily repaired the trash trailer during a recent Saturday. Street lights were modified by volunteer Paul Reinhardt to allow connection of Christmas or other decorative lights. Rita Stenner was praised for the thankless, perpetual, volunteer task of scheduling volunteers to pick up trash. Don urged all to agree to help her when she called. Bob Dawson has been assigned by Don as the person to give approval to remove trees from common property. If a request is made to remove a common property tree which has been pronounced healthy by Maintenance and Beautification volunteers and for which the requester will pay the cost, that request should be forwarded to the Board of Directors for individual consideration. Private property owners are seeking permission to remove healthy trees because of fear they may fall on a house at some time. For the time being such requests can be appealed to Board of Directors. It was stated that trimming of pines encourages entry of beetles.

Regarding Publicity for the Village, Mary Harnett reminded everyone to get articles in by the twentieth for the Village Voice. There is a box on the club house bulletin board in which to deposit such articles.

Recreation Chairman Faye Blace announced the annual art show is to be held March 1, 1997. Bring work shown previously to share its exposure with our many new neighbors. Bring the exhibits to the club house at 9 AM on the first of March. The show will open at 10 AM and refreshments will be served.

Sal Catizone, Security Chairman, reminded everyone that the Horry County police have authority to enforce our 20 MPH speed limit. He spoke about the possibility of adding some signs at the entrance reminding people of county police enforcement and

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giving clearer directions on safely entering and exiting the Village. Sal thanked the volunteers who picked up bottles at the pier. He asked that if you see something wrong take the sticker or plate number to Security.

Social Chairman Carolyn Ramsbottom complimented Sue and Waddy Yudisky on the Christmas decorating and clean up of the club house. The firemen's party was a social and financial success. Because of the fact that some New Year's Eve Party signups didn't show up, future events will have to be paid for in advance. This practice will prevent interested participants from being turned away because it seems like a full house is expected. Carolyn reported that the first breakfast for the new year would be under the auspices of Ellie Catizone and Sue Rodgers and held the following Saturday. A Golf Get Together is scheduled on January 21 with special discount prices. On February 14 a dinner dance will be offered to celebrate Valentines Day with Rosanne Pazoga and Dot Mollenhauer in charge. A pot luck supper is planned for March 15. The committee is seeking help with the supper and a St. Patrick's Day parade.

Special Committee Reports:

There was no report from the Vereen Property/Big Landing Committee.

UNFINISHED BUSINESS:

A. Zoning Matters - Rogers, Braswell/Tubb - Regarding the Zoning Board of Appeals suit there was a good showing from the Village people on November 12 in the Courthouse in Conway when the case went before Judge Paula Thomas. On 12/23 the judge issued an opinion that remanded back to the Appeals Board that a decision be entered consistent with Judge McGowans' original order. Our attorney is to draft an order to Judge Thomas and the defendants' attorneys. If there will need to be another hearing of the Appeals Board remains to be seen. It could just issue another order without any hearing. Other related matters are tabled until this case is concluded.

B. Lot cleanup - Bud Culver has resurveyed the Village.

C. Long Range Planning Recommendations - 1. Refurbish the tennis courts and replace the lights. The goal is not only to keep Windjammer Village as we found it but to improve it. 2. Pete Vogelberger asked that the committees let Bud Lamson or himself know of any resolutions resulting from the recommendation so they can be recorded officially.

D. Hurricane/Storm Plan - Pete Vogelberger asked if anybody

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was working on a written report and urged that it be done while the aftermath is fresh in our minds. Sid Huish and Don Mollenhauer need to outline a plan and get volunteers to work on the plan if necessary.

E. Golf Practice Net - Resolved

F. General Advisory Committee pool operation. Pete Vogelberger asked that Bob Dawson and Bernie Spalding investigate a direct telephone line that rings at the guard shack. Bob said there would be installation, mileage, and recurring costs with a possible seasonal discount and he was waiting to obtain the estimate from GTE's engineer.

G. Complaints

Open

1. Calabash Circle - unsightly lots
2. 2211 Swamp Fox - dangerous oak tree
3. Lafayette - partially dead tree
4. 2106 Georgetown - water drainage problem - sent letter, investigating
5. Roaming Domestic Animals - sent letters
6. Parking of Commercial Vehicles - 3 instances - sent letters
7. Parking of Boats and trailers - 2104 Marion - will move 1/14/97
8. Zammitt Property on Swamp Fox - will send another letter
9. Unsightly lots on Jefferson Circle - sent letter, received reply and wrote again
10. Gate unlocked on easement
11. ICP sub for fence entered our gate

Although several complaints have been resolved new ones are always being added. If you want to discuss a particular complaint see Pete Vogelberger or the office staff.

ALS

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12. Sprucing up of the Ladies' room at the club house is under investigation.

MEMBERSHIP INTERACTION:

Maggie Welden said the Women's Club thought that the Property Owners Association was going to take care of the Ladies' room. She warned that the Club needs to know as they have other projects to spend money on. Don has no money now but will put in budget for next year. Eileen Bray said the room was a disgrace. Don Mollenhauer suggested that the Ladies room should be reviewed by the Board of Directors.

Bob Dedmon stated that 75% of the houses in the Village are safe from tree damage. Indiscriminate tree cutting, even if you cut every tree on your lot would be no surefire insurance as a neighbor's tall tree could fall. Cutting trees can actually encourage remaining trees to fall.

John Kammerer reported that he had a leaning tree on the lot behind him which he referred to the Architectural Committee.

There is not yet a permit issued for replacing sewage pump #1 but only for Intracoastal Properties pumps. The question was asked, "Will the pipes carry what the pump can force out?" Pete Vogelberger said that was taken into account as design of the pipes was for 2 1/2 times capacity.

Bill Stenner asked if sewage pump #3 will be eliminated? The answer is "No, but maintenance has been done to it."

Maggie Welden said there is an entrance into Windjammer Village at the end of the fence near the pool. Former Maintenance Chairman Bob Dawson said it is impossible to get in at high tide and that adding any more sections to the fence will require DHEC approval as it is going into marsh.

No new business was introduced.

ADJOURNMENT:

There being no further business it was moved by Bud Lamson and seconded by Bob Doty that the meeting be adjourned at 10:15AM.

*Hannah L. Spalding*  
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Secretary  
Board of Directors