

WINDJAMMER VILLAGE OF LITTLE RIVER
PROPERTY OWNERS ASSOCIATION
2200 Little River Drive
Little River, SC 29566
803 249 - 2460

MINUTES OF THE MEETING HELD 1/13/97
WITH INTRACOASTAL PROPERTIES DEVELOPERS

Attendees: Peter Vogelberger, Bob Doty, Bud Lamson, Carmella Flaherty, Hannah Spalding, Bob Dawson, Bernie Spalding, Hugh Cotcamp, Don Mollenhauer, George McCord, Andy Welden, Sal Catizone, Bob Dedmon, Santo Grimaldi, Maureen Grimaldi, Sid Huish, Bill Stenner, Harold Parker, Mr. and Mrs. Wilson and Mr. Wilson.

Prior to the start of the meeting, Mr. Parker explained the history of Intracoastal Properties becoming involved in the project of developing the acreage to the north of Windjammer Village. The property was formerly owned by descendants of the Vereen family. David Greer, one of the original principals in the Big Landing Development that had an option to purchase the property discovered the existence and availability of the property and showed it to Mr. Parker, his father-in-law. Mr. Parker facilitated the Wilsons purchasing the option and ultimately the property after title clearances were obtained.

Peter Vogelberger introduced everyone in the room explaining that they were primarily chairmen of the involved committees. Mr. Parker brought 15 copies of the proposed gate design. He explained that the 30 feet provided in the recorded easement agreement was, in Intracoastal Properties' engineers' opinion insufficient to handle traffic coming into the development, especially if unmanned and backing up behind a vehicle that was not going to be allowed admittance. Their only other alternative would be to let them in and tell them to turn on to Windjammer Roads to leave.

Harold Parker said it seemed unlikely that the county would allow Intracoastal Properties to privatize Vereen Road and therefor the installation of "No Trespassing" signs was not possible. This could cause vehicles that would not be allowed into the development to approach the gate. Mr. Parker said he had spoken to the Grimaldis (Ms. and Mr. Grimaldi are employees of Mr. Parker) plus three other owners that have property which adjoins the easement road regarding the lack of impact to them if the gate was moved in an additional 40 feet. Harold Parker said they did not object. Only the Grimaldis were in attendance at the meeting and no one else could verify the others' feelings on the proposal.

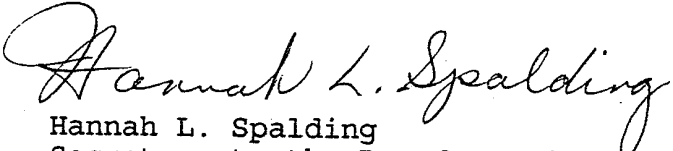
Harold Parker asked Peter Vogelberger why it would not be an asset to Windjammer Village to move the gate in another 40 feet on the easement road. Peter Vogelberger reiterated the history of the decision to place the gate in 30 feet going back to the

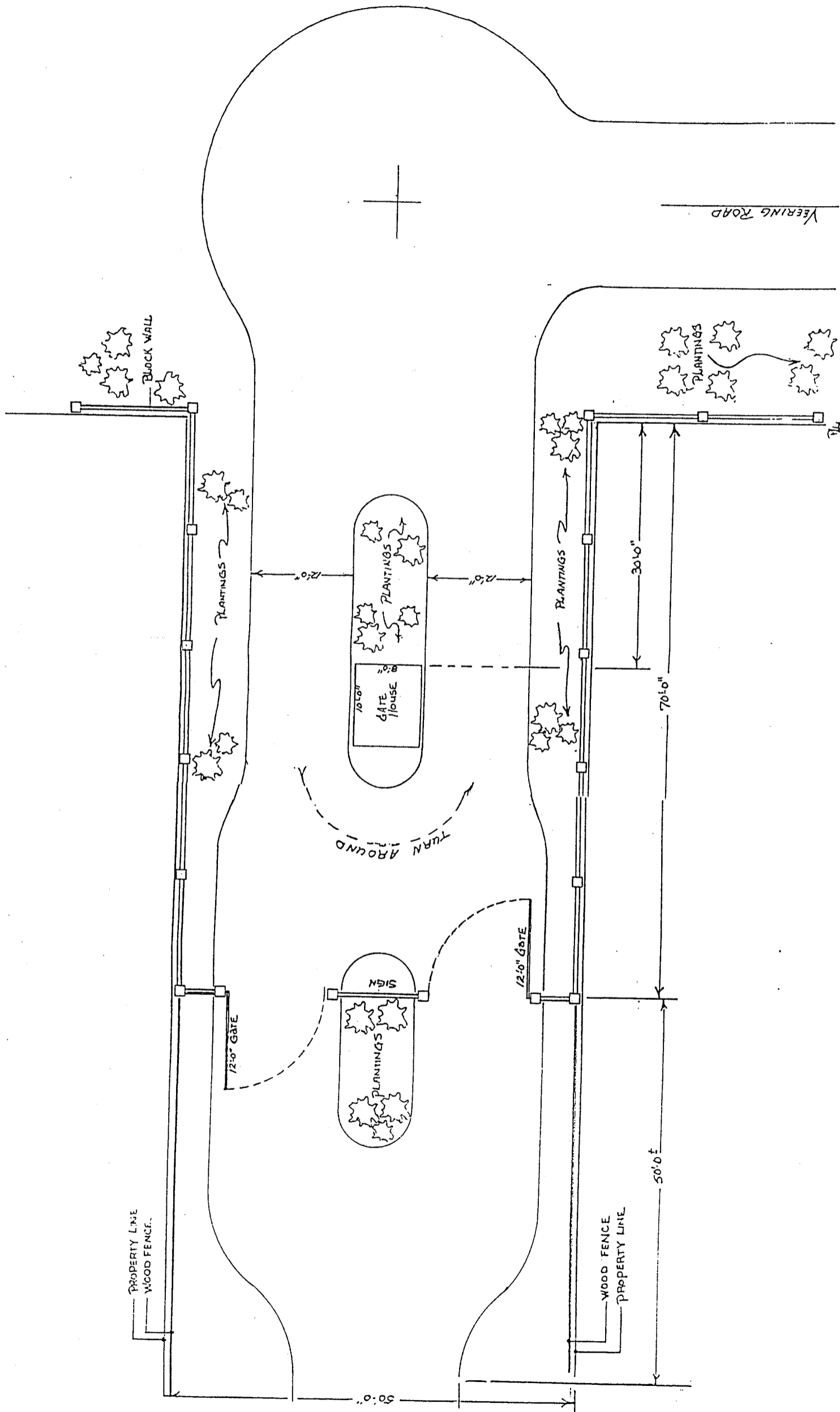
original proposal which would have had it on the property line. Peter Vogelberger stated that there would be no decision tonight but by the end of the week he would let Mr. Parker know what route Windjammer Village POA would take on the request. If any changes were made to the easement agreement it could only be done after a vote by the members around the world plus legal negotiation of a new agreement which would be costly.

In response to a question by Bill Stenner, chairman of the Architectural Committee, Harold Parker said he would look into placing signs which would modify the problem. Mr. Parker was told he was magnifying what would most likely be an infrequent problem in such a small development. Large trucks would have a particular problem but the existence of the county demanded cul-de-sac should mitigate it. Other Windjammer Village residents stated: 1. engineers should be able to handle the situation even if some leniency was needed from the county. A suggestion to put the key admittance sensor at the property line and the gate at 30 feet giving 30 feet to turn around and leave was made. Harold Parker stated that the question was not whether it was good for Windjammer Village or not to move the gate to 70 feet but what harm would it do. A property owner reminded the Board of the considerable expense the Village had already undertaken to obtain the existing agreement and expressed unwillingness to go through that expense a third time.

Since the principals were available several of the problems the Village has encountered since the project was begun were discussed: the vibrating roller, two cable cuts including one that very day of a 400 pair telephone cable, drainage, dirt piled against the fence making it easy to step over, soil erosion into the creek which goes through the Village, and lack of erosion control barriers. Harold Parker explained the extra expense the Wilsons went to by installing a pipe to keep Vereen Road from being undermined but he claimed that he was not in a position of control or authority over the contractors.

Hugh Cotcamp and Bob Dedmon stated that, in the interests of open communications it would have been good for Harold Parker to tell us there was going to be a fence installed behind Vereen Circle. Mr. Cotcamp was especially concerned now that a fence was blocking his path how he was going to clean out the pipe to prevent water backup on Vereen Circle. Hugh Cotcamp said he had been telling Harold Parker about the problem for two year and Mr. Parker denied talking about it. J. Panerello recited a list of problems she had and requested names of the involved entities for her lawyer.


Hannah L. Spalding
Secretary to the Board of Directors



Big Landing Plantation

SCALE	DRAWN BY: <i>MLG</i>
DATE: <i>1/10/97</i>	REVISED

APPROVED BY: _____

DRAWING NUMBER: *N.T.S.*