

WINDJAMMER VILLAGE OF LITTLE RIVER
BOARD OF DIRECTORS MEETING
SATURDAY - FEBRUARY 8, 1997

The February 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 lead all present in the Pledge of Allegiance.

Hannah Spalding read the minutes for the January 11 meeting which were accepted as read.

John Yonkers, read the Treasurer's report for January, which showed a closing balance of \$186,589. The report was accepted and is attached to these minutes.

STANDING COMMITTEES:

No reports were provided by the Election, Fire & Disaster, Insurance, Long Range Planning, or Social Committees.

Architectural Chairman Bill Stenner presented Bud Culver's application to put a railing around a 5' X 7' concrete pad. Since it is within the setbacks the committee approved. Bob Doty compared the railing to a fence. Mr. Stenner explained that the purpose is to enclose cans used for storing recycables. Bud Lamson motioned for approval of the request, Carmella Flaherty seconded the motion. The motion was approved with Bob Doty voting in the negative.

Mr. and Mrs. Rudden of Lexington Circle requested permission to enclose a screen porch without changing the dimensions of the house. The Ruddens also will replace the roof with the same color shingles. The Architectural Committee approved. Bob Doty moved and Bud Lamson seconded for approval and the motion carried through all the Directors present.

Gary Barnes of Adams Circle asked permission to enclose his propane tank and heat pump after starting the project and realizing such an outside enclosure needed Board permission. The enclosure dimensions are 6' X 12' X 5' high. Chairman Stenner consulted the Horry County fire marshall who said it was safe to fence around a propane tank as long as you did not cover it completely. Carmella Flaherty moved and Bud Lamson seconded that the Board approve the enclosure as it presented a better image than the exposed tank and heat pump. The motion passed with Bob Doty voting against it as it was a fence.

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Beautification Chairman Bernie Spalding urged completion of pruning chores for crepe myrtle and pampas grass. This is a last chance to transplant shrubbery for best results until the late fall. He mentioned that there was a garden show at the Charlotte Merchandise Mart in late February, which he would be attending.

Budget and Finance Chairman John Yonkers said letters were being prepared for committee heads requesting their input to the 1997-1998 fiscal year budget for the Village.

General Advisory Chairman Hugh Cotcamp said recommendations for Pool regulation enforcement had been given to Board of Directors at their workshop and that no Board action beyond investigation into a direct phone line to the guard had been completed. The Recreation committee with General Advisory made a joint recommendation to assist in implementing the General Advisory Committee recommendations if they were authorized to monitor pool on a time permitting basis. Bob Doty moved and Carmella Flaherty seconded that the Recreation Committee receive such authorization. The motion passed. Hugh Cotcamp emphasized that the guards must understand their authority and be trained in the applicable pool regulations.

Regarding complaints Mr. Cotcamp congratulated the Board of Directors and office staff for the effort being expended in resolving the many complaints resulting from the storms and efforts to enforce the rules. Outstanding complaint recipients should be advised that the new fining system is in effect and the clock has started.

Pertaining to the Vereen Easement agreement the General Advisory Committee recommended that the Board of Directors write Big Landing developers with a copy to DHEC and the county to get on record regarding the drainage problems that should be corrected before commercial activity begins. Pete Vogelberger stated he would write a letter and get the Board of Directors and General Advisory Committee's review of the letter before it is sent.

Storage Compound - The compound is at capacity. Before owners are denied access, the General Advisory Committee recommends that owners of unregistered vehicles remove their vehicles, relinquish their spaces and that no owner be allowed more than one space. Pete Vogelberger suggested discussing this at the next workshop plus considering expanding the compound to accommodate additional storage space that is obviously needed. Larry Presti mentioned that many of the spaces in the compound are trashy and overgrown. Pete Vogelberger asked the Security Committee to address this situation.

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The General Advisory Committee advised that the Security contract be put out to competitive bid before we sign a new contract as it constitutes our largest budget item. Pete Vogelberger advised that we have a two year contract but it can be broken by either party with sufficient notice. Regardless we can still go out for bids at any time.

Mary Leeper gave the Hospitality and Rental Committees Report for Maggie Welden who was absent. Maggie visited the following:

Bill & Carol Barber, and children Carol, 13 and Bill, 11 of 2243 Dykman Circle, 280-4109, formerly of Vero Beach, Fl., Tony & Pami Sue Brown and children Cameron, 7 and Haiden, 14 months at 2102 Calabash Circle, 280-7036, formerly of Myrtle Beach, Robert Burger at 2212 Vereen Circle, 280-0779, formerly of Williamsport, Pa., and William & Barbara Stokes at 2118 Lafayette Circle, 249-0673, formerly of Myrtle Beach.

Maintenance Chairman Don Mollenhauer thanked Paul Renhardt for installing the new light at entrance. The nurses' room has been cleared out and will be painted. Larry Presti's use of the new edger is contributing to an improved appearance in the Village. The clubhouse TV cable was run to a new location in the main room and the door jam to the closet was repaired. Repairs to the tennis courts are being reevaluated. The street signs are being repainted. The stream between Adams and Lafayette Circles is to be cleaned.

One problem area is in the compound area. Don asked that dog owners please clean up after your dogs at that location as in all others in the Village. Future Maintenance Committee plans include painting the office, guard house and bathhouse. We will need volunteers. Charlie Rodgers is in charge of this important project.

Pat Rudden, Nominating Committee Chairman, reported that in polling owners to serve on the Board of Directors she has received 4 negative responses with several people thinking about running for the Board. Names of the nominees are due in April and current Board members are more than willing to talk to anyone considering being a candidate.

Regarding Publicity, Mary Harnett asked that all written material for the Village Voice should be in by the twentieth of the month and should contain the author's name.

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Recreation Chairman Faye Blace announced the annual Arts and Craft Show is to be held March 1, 1997, accompanied by gourmet refreshments. Faye reminded everyone that items donated to the Library are for common Village use and not to be taken possession of at home by any one resident.

Sal Catizone, Security Chairman, announced that Andy Welden handles the front portion of the compound and Nick Maglione the back. If you no longer need your compound space, it would be appreciated if you would notify Andy or Nick so the space can be reassigned.

Special Committee Reports:

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

UNFINISHED BUSINESS:

A. Zoning Matters - Rogers, Braswell/Tubb - Judge Thomas has signed her order in the Rogers case and we are in the midst of the thirty day waiting period during which an appeal of the order can be made. No action will be taken until the order is final.

B. Lot cleanup - Bud Culver and Bud Lamson have resurveyed the Village and the list will be turned in this month.

C. Long Range Planning Recommendations - Some are being worked on.

D. Hurricane/Storm Plan - Pete Vogelberger reported that Sid Huish had given Bob Doty a copy of the before storm plan and we still need to formulate a post storm plan.

E. Golf Practice Net - Subsequent to the POA sending Mr. Cooper a check for \$28, our insurance company paid him for the damages he had incurred. Mr. Cooper returned our uncashed check.

F. Bob Dawson determined that GTE would charge \$230 to install and \$33 a month to maintain a direct phone line from the pool to the guard. That was thought to be expensive. Armand Roberge's advice will be sought to see if we could accomplish the same result with a radio link with a permanently mounted transmitter for a one time cost of under \$300. Carmella Flaherty clarified that the monthly \$33 rate would be a seasonal one and suggested that it might not be too expensive. We need to advise residents to report incidents of rules violation at the pool.

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Andy Welden questioned the effectiveness of the storm drains being installed by Intracoastal Properties. Pete Vogelberger said the design had been approved by DHEC and Horry County and we can only wait and see how effective they prove to be. Pete Vogelberger said he would check the plans.

G. Complaints - There are 8 open complaints and letters or verbal action have been enacted. Lot cleanup and drainage problems are not totally resolved. Sal had to give up his space in the compound to assist in resolving one complaint.

H. Some work has begun on the sprucing up of the Ladies' room, a joint project of the Women's Club and Maintenance Committee. The Board is not addressing any additional funding at this time.

MEMBERSHIP INTERACTION:

Bob Dawson reported that the fence along Vereen Road has been damaged during construction and wondered who is responsible for returning it to its secure condition. Pete Vogelberger said he would speak to Mr. Parker to assure that after the road is paved Intracoastal Properties will repair the fence.

Installation of satellite dishes will be considered by the Architectural Committee and the Board if they are the small 18" size, are placed in an unobtrusive location and no trees are removed to provide line of sight for the signal.

Bernie Spalding asked what the decision was on the purchase of a shredder/chipper and the installation of storm shields over the windows of the POA office and the guard house. Don said Sid Huish and he would discuss the chipper as no final decision has yet been made. Pete Vogelberger said that something should be in the plan so we have one available in advance and don't have to go searching for one after the storm. The POA office and the financial records of the Association should be protected during a hurricane.

Mr. Omer of Marion Circle complained about someone coming in without authorization because the guard knew them as a former resident. He was asked to see Sal Catizone with the pertinent details.

Mr. Jensen asked about new stickers. Sal said he would bring the subject up at the next Security Committee meeting. A small sticker designating the year would be cheaper than reissuing the numbered sticker. Sal will see how much a year sticker will cost. Hannah Spalding reminded everyone that all you need to do is bring a piece of your old sticker to the office

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to get a new one if you sell/trade/donate your vehicle, replace your windshield or leave the Village. By bringing your old sticker in you will receive either your deposit back or a new sticker whichever is appropriate. Andy Welden suggested that a sticker be issued for compound vehicles and canceled when the owner moves.

Larry Presti is developing a chart showing location of all fire hydrants for the Little River Fire Chief.

NEW BUSINESS

The revised covenants have been filed with Horry County and are effective as of 2/1/97.

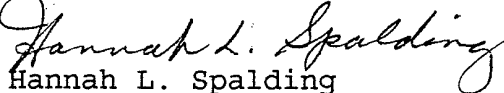
Herbert Kling of Georgetown Circle died at his daughter's home in NJ. Frank Shea died in California, He is the son of Richard and Virginia Shea of Swamp Fox.

Armand Roberge was thanked for making copier repairs saving the village a minimum of \$300 and allowing postponement of replacing the copier.

Bernie Spalding and Bob Dawson are supervising a crew working on the creek. It may be necessary to remove some trees for which the Board of Directors may have to authorize funds. A survey of the easement boundaries needs to be done before any extensive work is completed.

ADJOURNMENT:

There being no further business it was moved by Bud Lamson and seconded by Bob Doty that the meeting be adjourned at 10:25AM.


Hannah L. Spalding
Secretary
Board of Directors