

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

The 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, Bob Doty and Bud Culver. The President lead all present in the Pledge of Allegiance.

Hannah Spalding read the minutes for the meeting for February 8 which were accepted as read.

John Yonkers, read the Treasurer's report for February which showed a closing balance of \$191,228. 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, Nominating, Recreation or Security Committees.

Architectural Chairman Bill Stenner announced that the Committee had approved the vinyl siding for the Blace's house per the attached color chip. The Board of Directors also approved the project. Mr. and Mrs. Pugh of 18 Swamp Fox Circle, submitted plans and \$200 fee for a new house with no garage but a driveway along side of it. Because the lot is on a circle, setbacks of 25 feet on the Swamp Fox front, with under 8 feet on the side were allowed. The builder did not say anything to the Committee about the lot being in the flood plain although the plat at office says it is. The Architectural Committee approved the plan. Bob Doty pointed out that it is not our responsibility to assure that owners build appropriately if they are in the flood plain. Bill Stenner said it is the builder's responsibility to obtain county approval of the plans. Bud Lamson motioned approval of the plans and Bud Culver seconded the motion. The motion carried.

Beautification Chairman Bernie Spalding reported that the Village had purchased a truck load of composted yard waste which was stored at the dump. It is available for private property use for \$1 per five gallon bucket. Bernie reminded everyone that this is the planting season. He encouraged container gardening to eliminate problems caused by tree roots and poor sandy soil.

John Yonkers reported for the Budget & Finance Committee that most requests had already been received for the coming budget and thanked the chairman for being so prompt in returning them.

The General Advisory Committee is following up on compound, pool and Intracoastal Properties drainage problems. Ralph Jones will get to Pete Vogelberger about the number of security companies and their rates. In a committee meeting the previous day ideas to discourage short term rentals were discussed. An idea to charge higher dues to owners who engage in short term rentals was dismissed as we often do not know about all short term rentals. It is not possible to make a sufficient change in the fee structure to make an actual difference. We should use entry restrictions to not give stickers and gate cards to short term renters. Rentals are cumulative under the fining system. Complaints against renters do not start over with each new rental. The Committee recommended that all easement fences be uniform on our side so a patchwork appearance will not result.

Maggie Welden reported for the Rental and Hospitality Committees that she had visited:

Ms. Jane Omer at 2235 Vereen Circle, Mr. and Mrs. Battista at 2130 Adams Circle, and Mr. and Mrs. Boice at 2179 Plantation Circle. She reported that Stormi Roberts and Don Elsenheimer had moved from Adams Circle to 2143 Calabash Circle.

Maggie said that a lot of work had been done by many people on the new telephone directory and she hoped it would be out soon.

Maintenance Committee activities were reported by Chairman Don Mollenhauer. Leonardo Presti has repainted all the wooden signs on circles and other locations. The TV given the Village by the Womens Club has been relocated, the basketball court has been refurbished and the painting of the shuffleboard court is 75% complete.

Mary Leeper, on the behalf of the Publicity Committee, requested that articles for the PS be in by March 20.

Social Committee Chairman Carolyn Ramsbottom reported that several items of kitchen equipment totaling \$128 had been purchased from proceeds of the Valentine's Day Party. This party was well done and enjoyed by all in attendance. St. Patrick's Day Party payments are required by 3/13. It will be preceded by a parade March 15.

Special Committees

MINUTES MARCH 8, 1997

Pete Vogelberger gave a report on Big Landing. The main problem is that the gate is being left open. Each time Pete speaks to Mr. Parker he takes action. Let us know if you see any problems and we will keep in touch with Mr. Parker. On weekends, if no one is to be coming in no one watches the gate and it is not normally opened but sometimes subcontractors with the code open it and do not relock it. The fence along Vereen Road has eight places that need repair, three are the responsibility of Mr. Parker and five spots caused by trees falling in storms are assigned to Mr. Mollenhauer and his committee. Police investigated use of roads in Vereen Gardens but were told that Mr. Parker got permission of the park ranger to use them on a temporary basis while Vereen Road was under development. Barricades are now in Vereen Gardens to prevent its roads being used until the park is opened to the public. Vereen Road was blocked once and GTE and Cox got permission of the Board of Directors to enter through the Village. The guards can't always judge if they are being told the truth. Contractors may have to turn on or off Little River Road for emergency repair but not for infrastructure development.

UNFINISHED BUSINESS:

A. Zoning Matters - Rogers, Braswell/Tubb - Due to a legal delaying tactic the matter is still unresolved. The Rogers filed a Motion to Reconsider, To Alter or Amend with Judge Thomas.

B. Long Range Planning Recommendations - Bernie Spalding volunteered to show Don Mollenhauer the bad pilings on the pier at low tide. Resurfacing of the pool was an item from the Committee but the Board of Directors is not sure what needs to be done considering the work done on the pool last year. The tennis court repairs are beyond the capabilities of the volunteer committee and will require more money than was approved this year from Reserves.

C. Complaints - Had 8 complaints open at the last meeting and still have 8 complaints open even though we have disposed of 5 or 6 complaints during the month. The Board wants to assure the owners that complaints are acting upon and kept confidential. We consider complaints about Big Landing closed when Mr. Parker has been spoken to about the situation. If the problem occurs again, Pete Vogelberger will speak to him again.

MEMBERSHIP INTERACTION:

Leigh Merkle warned everyone to be careful leaving the Village and

MINUTES MARCH 8, 1997

responsible for the dues, the suspensions of privileges would apply to renters and they would be so notified.

New vehicle stickers need no Board of Directors action at this point. The Security Chairman has gotten estimates but is currently incapacitated.

Fining system that became effective with the new covenants is ready for enforcement. As a matter of policy each complaint letter that goes out will remind the owner that there is a fining system. A Certified Return Receipt letter will go out when the fine is levied and the property owner can plead his cause at the next Board of Directors meeting. The fining system will be implemented based on the procedure in covenants.

Should something be done to show appreciation for or reward volunteers who provide such valuable services for the Village? Verbal appreciation for all that has been done to keep the Village the attractive place that it is and keep our dues in line has been freely given. If anybody on Board of Directors or anyone else has any ideas they can talk to the General Advisory Committee and the suggestions will be given consideration. John Yonkers suggested printed certificates and someone suggested an Appreciation Day. Carol Jensen felt it would be impossible as there are so many people involved in many ways. Don Mollenhauer agreed.

A prowler was reported on Feb. 26. A dog began barking in the house, the lady visiting the house saw a shadow and called the guard who could not find anything. Be on alert. A complaint was received about the construction workers using the bathroom at the clubhouse. Mr. Parker says it was not his people. Try to get a license number for complaints like these.

Cardboard boxes should be put in the pit. We keep emphasizing this so we keep dumpsters from getting full.

ADJOURNMENT:

Bob Doty moved and Carmella Flaherty seconded that the meeting adjourn at 10:40 AM.

Hannah L. Spalding

Hannah L. Spalding
Secretary
Board of Directors