

**MINUTES 4/12/97**

**WINDJAMMER VILLAGE OF LITTLE RIVER  
BOARD OF DIRECTORS MEETING  
SATURDAY - APRIL 12, 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 of March 8 which were accepted as corrected. In reference to the minutes, Bill Stenner stated that the lot on Swamp Fox was not in the flood plain.

John Yonkers, read the Treasurer's report for February which showed a closing balance of \$203,139. The report was accepted and is attached to these minutes.

**STANDING COMMITTEES:**

No reports were provided by the Budget & Finance, Election, Insurance, Long Range Planning or Maintenance Committees.

Architectural Chairman Bill Stenner reported that Paul Jensen had requested permission to build a pond with running water in his back yard. It was approved by the committee. After Pete Vogelberger questioned the depth of the pond Bob Doty motioned and Bud Culver seconded that it be approved and it was by the full Board.

On Adams Circle a trailer owner repaired his attached gazebo and changed the color without permission. Mr. Stenner negotiated with the owner to paint the material to match the gazebo and the committee approved the result. No board action is required.

The owner of Lot 19 on Adams wants to cut off 2 feet off the corner of his house. The neighbor's retaining wall infringes on Lot 19 and prohibits driving behind the property where the Lot 19 owner eventually wants to build a garage. As he would have to go to court to remove infringement he is asking to modify the house. The Architectural Bud Committee approved. Bud Culver motioned and Carmella Flaherty seconded that the Board approve as well which it did.

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**Bill Stenner reported on a situation which arose too late for committee discussion. Mr. Bentley of Jackson Circle started to build a deck without permission. Mr. Stenner stopped work on the deck and pointed out that the owner needed to identify his exact lot line and submit plans to the committee.**

**A prospective buyer for 23 Adams Circle, Mr. Moyer, wants to build a deck with a jacuzzi and privacy screen. He also is interested in attaching a pre-manufactured storage shed to the house. All his changes would be within setbacks. Lot 23 backs up to POA property along the creek so there is already some privacy. There was Board discussion about the height of the fence (5-6'), construction of the shed and probability of the additions blending with the existing house. Ultimately the Board can't make a decision at this point since the applicant is not a property owner. A formal application will have to be reviewed on the basis of material, color and other requirements in the future.**

**Beautification Chairman Bernie Spalding reported pots of blooming flowers are being prepared. April showers are needed and are here. At 7:30 AM every Saturday, television show "Downeast Gardening" hosted by Dr. Bruce Williams, head of Brunswick County Extension Service, talks specifically about gardening on the Carolina coast. Dogwoods are under stress from the hurricanes. The effects will linger about another year in many plants.**

**Paul Jensen reported for the Fire & Disaster Committee that it checked the extinguishers to assure they are fully charged, located where they belong and have not been vandalized. The pit is burned weekly and more frequently if needed but right now what should be a pit is a shallow depression. Our burning permit is conditioned on the premise that the fire is controlled by competent personnel. While firemen are not always visible, the fire is monitored by the Department at all times. Larry Presti stated that he also monitors the pit after each burning. Bob Doty asked if the pit should be excavated?**

**The General Advisory Committee suggested that due to the vandalism at the boat dock the Security committee form a patrol. Mr. Cotcamp also asked that we act more assertively with Intracoastal Properties concerning security problems and completion of easement work. The committee has filed 3 new complaints about parking violations. Hugh asked what is evidence of commercial activity? Pete read the section on Private Lots and Homes from the Restrictions/Rules/Regulations that detailed the type of**

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vehicles not permitted and suggested filing a complaint if there was any question.

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

Owners: Bernard and Dorothy Lesko at 2240 Vereen Circle who live in Munhall, Pa.

Renters Norman and Dawn Huth of 2226 Vereen Way, 280-0663, formerly from Harrisonburg, VA.

Pat Rudden, Chair of the Nominating Committee, said that she had obtained the following candidates for the three Board of Directors positions which become vacant in July:

Ann Chipman, Adams Circle

Charles Schreiber, Georgetown Circle

Marguerite "Maggie" Welden, Lafayette Circle

Donald Maione, Lafayette Circle

There were no nominations from the floor. Up to May 25 you may submit names to the Secretary for any candidate who is willing to serve. Individuals may submit their own names up to that date as well. A short resume' form will be provided by Pat to additional candidates as the above four have received theirs.

Mary Harnett said Marion Kellner will be doing the PS in Mary's absence. Larry Presti wants a monthly reminder in the newsletter regarding compound manners. Pete asked that Larry Presti and Don collaborate on such a reminder and stick it in the publicity box. Hannah Spalding asked that if anyone had a spare IBM compatible computer for the office it would be appreciated if they would donate it to replace the ailing backup computer currently used for compiling the newsletter.

Faye Blace reported that Recreation had purchased three new umbrellas for the pool.

Security chairman Sal Catizone reported that the compound is full. Contact Andy Welden if you have stored vehicles outside the compound fence so we know who is there. The guards have mentioned that people are not calling ahead of time to let guests in. A reminder needs to go in the PS. New stickers are awaiting the new telephone directory which is being worked on by past and current Automation committee members. The Office can

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provide a rough list if you want to delete electronic gate cards. Faucets were broken at the dock and though Horry County Police responded they said they can not interview a suspect unless there is "probable cause". We need witnesses not someone who says they don't want to get involved and is not willing to testify. We must help each other. Pete Vogelberger, Bob Doty and Sal Catizone are to get together to write something for the PS. Regarding incidents at 2104 Marion over the Easter break, the guard was called, police responded and they did not get back with any report. We need to send a letter to owner that we have received complaints and any damage caused in the Village by their guests will be charged against the property owner.

Bud Lamson gave the Social Committee report in Carolyn Ramsbottom's absence. He stated that the fee for the 4/19 brunch needs to be paid by 4/16. The 5/3 Kentucky Derby notice is on the bulletin board. There is no fee just BYOB and canapes to share. Womens Club donated TV will improve visibility of the race. If a circle or group of friends would let us know if they are planning a Memorial Day Picnic it would be appreciated.

### **Special Committees**

There is no more Big Landing committee now that the Board of Directors is handling interactions with the development as a course of normal business. One meeting with the developer has been held since the workshop emphasizing our security concerns and the need to complete the road. Curb laying machinery was in yesterday making good progress inside the development. We plan to speak to an attorney on what steps we can take on continued security problems and schedule stretches beyond April. Keep complaints coming to the Board to keep pressure on.

### **UNFINISHED BUSINESS:**

A. Zoning Matters - Rogers, Braswell/Tubb - A hearing is scheduled for April 14.

B. Long Range Planning Recommendations - The Long Range Planning Committee recommended repairs to the fishing pier. We let a contract to encase 10 of the pilings in concrete this year and next year finish the rest. We will do the tennis courts all next year. We are considering sealing and stripping all roads which will cost about \$23,000. We are looking for advice from someone truly knowledgeable on maintenance of asphalt roads and possible remaining life improvement such sealing provides.

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**C. Complaints - There are 26 open complaints with 5 opened since the last meeting. Of the complaints from prior to the last meeting, 4 relate to lot cleaning and 1 is on zoning. 46 complaints have been closed since August. They are kept confidential. Security Chair Sal Catizone asked "If the Board Secretary can know the name of the complainant why can't the head of Security know who lodged a complaint?" The question was referred to General Advisory Committee for a recommendation.**

**Regarding the drainage problem on Georgetown Circle, the curbing proposal had been agreed to by Ms. Fleming but we will consult with a road contractor on grading to permanently solve the problem.**

**2206 Swamp Fox Circle has had logs removed, but the underbrush and several root balls remain. The owner has stated he is coming to the Village in August and might clean up the lot at that time. This situation may be a candidate for our first fine. We will write the owner that the time frame is unacceptable and if nothing is done by May 20 the Board will levy a fine.**

**The compound is filled to capacity. The Committee is looking at getting spaces by making rearrangements but it is now full. We need a longer term policy. Security needs to speak with one voice to advise if we can manage with the number of spaces we now have. Sal asked about need to have registration on vehicles parked outside the compound. Pete said rules are the same for outside as inside the compound. Bob Doty asked if the vehicle is non-registered can we say it is junk and tow it after sending a letter. The fact that utility trailers do not have to be registered in SC was brought up. Larry Presti asked how long items can be stored and unused without needing to be removed to relinquish the space. The Security committee has to be vigilant and try to get it removed. Concrete hooks outside for trailers were suggested by Larry Holcombe.**

**Pete Vogelberger read a proposed procedure for suspension of facility privileges and other POA membership rights for owners delinquent in dues payment. It is attached as part of these minutes. Carmella Flaherty motioned and Bud Lamson seconded that the proposal be effective immediately. The motion passed unanimously. The President will include the procedures in the PS and Village Voice so all residents and owners will be aware of them.**

### **MEMBERSHIP INTERACTION:**

**Maggie Welden has obtained people to help with producing the telephone directory. Carol Jensen asked for money for the upcoming brunch,**

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Bernie Spalding asked for money for compost being removed from the dump. Hugh Cotcamp stressed the need for a systematic review of financial reserves. There will be two budget sessions before next Board of Directors meeting. Chris Rohner reported that the DHEC employee who spoke at the Women's Club the prior day scolded the Village for cutting grass in the marsh by the tennis courts. Pete Vogelberger said he knew about it. Paul Jensen reported that shuffleboard equipment was purchased and can be used by everyone.

## **NEW BUSINESS**

As a general practice, competitive bids are obtained for large purchases. Anyone who is responsible for purchasing or contracting for materials or services using POA funds should obtain multiple bids, three if possible, before making expenditures greater than \$750 for a single item/service or where periodic purchases would total more than \$1000 in a year.

Pete Vogelberger will write an article in the PS that reminds everyone of the covenant against conducting a business in Windjammer. Additionally, our Village publicity newsletters can not accept commercial items for inclusion. The publishing of information on tours being offered by travel agents needs to be placed on the normal commercial bulletin board, the first on the left as you enter the breezeway from the parking lot.

April 13-19 is Volunteer Week. We express our great appreciation to each other for all the work voluntarily done within the Village that keeps it in such fine condition at such a slight cost. Thanks again .

Bud Lamson moved and Bob Doty seconded that \$250 be donated to the Little River Fire Department. They responded very promptly after the hurricanes.

Pete advised that caution needs to be exercised in walking and driving in Big Landing, especially in the dark as there are big holes, equipment, and safety hazards.

Betty Aiken called Bud Lamson asking about the cleanup of Rt. 179. Vic Zecca is in charge of this project and can be contacted if you wish to volunteer.

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A new trash trailer has been purchased as repairs to the old one were not adequate to keep it operating safely. It is recommended that the mobile home type trailer at the compound be removed without disturbing hazardous chemicals that may be in it.

**ADJOURNMENT:**

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

Hannah L. Spalding  
Secretary  
Board of Directors

**Proposed Procedure  
for  
Delinquent Dues**

**Suspension of Facility Privileges and Other  
POA Membership Rights and Privileges**

- I. Names of property owners whose payments of dues and penalties are delinquent in the amount of \$100 or more shall be published on a list to be posted at the Office and the Clubhouse and in the POA newsletters.
  
- II. Property Owners whose delinquent dues including penalties exceed \$100 shall be subject to any or all of the following suspensions of privileges:
  - a. Vehicle stickers and electronic gate cards may be cancelled.
  - b. Complaints may not be accepted or processed.
  - c. Submissions to the Architectural Committee may not be processed.
  - d. Attendance at Village social events and rental of the Clubhouse may be denied.
  - e. Use of the swimming pool, clubhouse and boat ramp may be suspended
  - f. Storage compound spaces may have to be vacated and may be reassigned.

These same suspensions will apply to renters of properties on which dues are delinquent in the amount of \$100 or more and the renters will be so notified of the suspension and reason therefor.

III. The Board of Directors will consider appeals of these suspensions in legitimate cases of hardship or extenuating circumstances.

IV. Any suspension of Membership privileges for delinquent dues does not relieve Property Owners from their obligation to pay dues and assessments and to observe all By-Laws, Restrictions, Rules and Regulations of the POA.

April 12 , 1997