

WINDJAMMER VILLAGE OF LITTLE RIVER  
BOARD OF DIRECTORS MEETING  
SATURDAY - MAY 10, 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, Bob Doty, Carmella Flaherty, Bud Lamson and Bud Culver. The President lead all present in the Pledge of Allegiance.

Hannah Spalding read the minutes for the meeting of April 12 meeting which were accepted as read.

John Yonkers, read the Treasurer's report for April which showed a closing balance of \$195,333. The report was accepted and is attached to these minutes.

STANDING COMMITTEES:

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

Architectural Chairman Bill Stenner reported in the recent workshop that a change was requested in the approval for the addition on the back of Larry Presti's house and that the deck that Bill had stopped construction on at 2245 Jackson Circle has been properly submitted. Bud Culver moved and Bob Doty seconded that the roof on Mr. and Mrs. Presti's addition be changed from the approved flat roof to the requested gabled roof and that the deck on Dennis Bently's house could proceed according to submitted plans. The requests were approved by the full Board.

John Yonkers for the Budget and Finance Committee stated that the 1997/98 budget will be discussed under new business.

In Hugh Cotcamp's absence, Don Mollenhauer read the General Advisory Committee report. Under old business the committee stated: 1. that a voluntary Security patrol should be formed by the Security Committee for vulnerable locations, busy periods and to provide people to testify, 2. that a special committee should be assigned development of a plan to enlarge and manage the storage compound, 3. that a report on effort to resolve drainage problems caused by ICP is due, and 4. that Ralph Jones had contacted Pete Vogelberger regarding security companies. Under new business the General Advisory Committee stated: 1. that due to the difficulty in equitably rewarding all volunteers no action be taken, 2. that wording be added to the complaint form regarding release of the complaint's name to the Board and/or Security chair, 3. that "No Trespassing" signs are needed at the intersection of Big Landing Road,

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4. that the Village Voice should remind all that fines will be cumulative, 5. that the entry cards for the electronic gate be brought up to date, and 6. that the security fence along Vereen Road be repaired.

Pete Vogelberger commented that his information from Ralph Jones was out of date and no action was currently underway. Don Mollenhauer said that the question of volunteer rewards had been kicked around the ten years he has been here, is a worthy cause but a hopeless task. Bob Dawson clarified that the No Trespassing signs were to warn people not to turn onto or off of Big Landing Road. Don said he and Armand will take care of updating the electronic gate when they get the information needed. There was some fear that correction of problems with the Vereen Road fence would be costly but Don now thinks that it might be accomplished with a group of volunteers.

Pete Vogelberger commented that he needed to check with Hugh regarding the release of complainant's names to the Board as well as the Security Committee. Carmella Flaherty said that the electronic gate can be lifted manually and therefore we have a security breach. Don Mollenhauer responded that parts were available and needed to be installed to completely update the gate electronically and mechanically. Carmella Flaherty asked that Maintenance make it a priority to repair the gate to protect our investment in security.

Don then gave the Maintenance Committee report. The pit has been cleaned and the compost pile relocated. The tennis courts are being refurbished. The repair to the dock has been held up by equipment breakdowns plus this project is very sensitive to tide action. New signs have been posted for contractor restrictions on using our pit. The pier has been pressure-washed with a noticeable improvement to its appearance. Dog litter in the compound area is still a problem and no corrective action is in evidence. Again misdeeds need to be reported with names.

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

Owners:

Bob and Cookie Lucas at 2120 Brunswick Circle formerly of Stanfield, NC. Their phone number is 249-7565, Eileen and Stanley Chmelewski of 2129 Lafayette Circle, 280-6854 formerly of Pittsburgh, PA. Eileen has since passed away.

Renters:

Dave Edmonds and Melissa Bryant of 2117 Adams Circle at 249-6688 formerly of Flint, Mi.

There was no report from Pat Rudden, Chair of the Nominating Committee, but the secretary to the Board reported that no new nominations had been presented to the office since the last report.

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Mary Leeper, in Mary Harnett's absence, reported that the upcoming publication will be the quarterly Village Voice and contributions would be appreciated by the twentieth.

Faye Blace reported that Recreation had purchased the redwood glider near the picnic area.

Security Chairman Sal Catizone said nothing permanent had been resolved about the compound. Since few people have failed to turn in their green stickers upon leaving the Village the committee does not feel new stickers need to be issued. Sal has obtained a copy of SC laws including the Motor Vehicle code.

The Social Committee report was provided by Carolyn Ramsbottom. There is a sign-up sheet on the bulletin board for the Memorial Day Pig Picking. It will be chaired by Don Mollenhauer with assistance from the Maintenance Committee and their wives. Carolyn warned that the money is due by May 19 or you will lose your spot on the list. There will be a "Men's Appreciation Breakfast" on June 7 from 8 to 10 AM. All men will be fed free and ladies will be required to pay \$3 each to attend. The cooks for the 4th of July Picnic will be the present Board of Directors and more details on that party will be coming.

UNFINISHED BUSINESS:

A. Zoning Matters - Rogers, Braswell/Tubb, Jackson Circle Trailer - still on hold as the April 14 hearing was again postponed due to the illness of the Rogers' attorney. Our attorney, Janet Carter, who has been handling the case up to now turned the case over to David Miller upon leaving the Bellamy Law Firm. We will urge Mr. Miller to expedite the hearing schedule to the best of his ability.

B. Long Range Planning Recommendations - In order to obtain better technical information on the benefits of sealing the roads, this project is postponed until the 1998/99 fiscal year. We can avoid a radio link or the cost of an additional phone line to facilitate reaching the guard from the pool by making a local collect call from the pay phone. The instructions are posted by the phone. No money is required to make the call. When the operator asks who is placing the call please answer "The Pool". Carol Jensen asked if there was a minimum amount of business required on the pay phone. Hannah Spalding responded that there was a minimum we had to guarantee the phone company and if it was not met, the Village must pay the difference. Removal of the pay phone is impossible as it is required for safety reasons because of the pool.

C. Complaints - There are 14 new complaints with a total of 33 currently open since the last meeting. We closed 15 so we got ahead by one. Many of the complaints are because of commercial vehicles and boats parked at private residences. If you need the vehicle there to do

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repairs not possible at the compound due to lack of electricity and water, call the office and get a permit good for up to a week.

D. Lot Cleanup - We sent out 21 letters and retracted one, 7 people paid, some have not answered, some have given permission but not provided any money and some have taken responsibility to clean their lots themselves. May 21 is the deadline for completion of the lot cleanup. After that point, we have authority to clean up the lots and bill the owner.

E. Compound space - There is a new agreement under consideration to be signed by everyone with a compound spot. It makes it clear that everyone maintains their space at the pleasure of the POA and no one is entitled to a space. Secondly, the current rules read that no property owner can have more than two spaces in the compound. Due to the extreme shortage of space for owners and residents who need a spot the Board of Directors is reducing the rule to be only one space per property owner. Susan Rodgers asked what people who currently had two spaces were to do with their second item. Pete Vogelberger answered that they would have to utilize commercial storage facilities outside the Village as it is unfair to deny some property owners any space when others are using two. It was moved by Bud Lamson and seconded by Carmella Flaherty that the maximum number of spaces in the compound per property would be one. The motion passed the Board. It is effective now.

Carmella Flaherty moved that people vacate their second compound space within 90 days. The motion was seconded by Bob Doty and passed the Board of Directors.

F. Seventeen letters have been sent out to owners and known renters of properties which are overdue in paying their POA fees. We have collected \$420 already. There is a deadline on when the dues are to be brought current to forestall withdrawing of privileges.

G. Rental Agreement Requirements - Pete Vogelberger reminded everyone that if property was being rented a rental agreement form, available at the office, needed to be completed so the renters could obtain all the privileges of the owner. A spirited discussion on short-term rentals followed. Bob Doty read an article he was submitting to the Village Voice which discouraged owners from renting on a short term basis to people who would not respect the serenity of the Village which we pledge to maintain. Hannah Spalding mentioned that she provides real estate agents a sample packet of information about the Village and is always ready to discuss our rules with agents or their clients, many of whom call before signing a contract to buy. Without rental agreements, renters do not get stickers or gate cards.

H. Big Landing by ICP - Since Janet Carter has left the Bellamy Law firm and that firm also represents ICP we had attorney Patrick Reilly of Jeffcoat, Pike & Nappier write John Copeland of the Bellamy

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Law firm regarding the need to complete Big Landing Road and strengthen security of the Village. We would have to initiate a lawsuit against ICP in order to get an injunction against them for violations of the easement agreement. On the other hand, our object is not to stop the work but to get it completed in a prompt fashion.

I. DHEC Fine - We received a letter from Department of Health and Environmental Control levying a \$200 fine against the Property Owners Association because our paid employee mowed the marsh grass disturbing the wetlands. Don Mollenhauer convinced the authorities we would not mow in that area again, would post it and notify all concerned that it is not to be disturbed in exchange for a waiver of the fine.

#### MEMBERSHIP INTERACTION

Maggie Welden reported that a volunteer group was working on producing a telephone directory by the end of June but that she thought the publication of future directories should be an office function. Pete Vogelberger thanked her for her effort and comments.

Bob Dawson asked that the intersection of Little River and Big Landing Roads be cleaned of all the dirt and sand that has been there for months. He asked that Little River Road also be cleaned about 100 feet on each side of the intersection. Regarding Long Range Planning, Bob asked if the moldy, degenerating red rug in the POA Office could be replaced.

Susan Rodgers asked a question about using the office data base for the electronic gate but was told that the electronic gate had a special purpose computer to maintain its numbers. Since there is a technical incompatibility between the updated hardware and the outdated software that is delaying production of the telephone directory, Susan suggested that Long Range Planning look at the situation.

Carol Jensen asked if it would be possible to institute rules on short term rentals. Pete Vogelberger said we probably could but would think it would be wise to get legal advice on such a course of action.

#### NEW BUSINESS

A. Pete Vogelberger reported the death of Eileen M. Chmelewski who was being visited by Maggie Welden of the Hospitality Committee at the onset of her fatal illness. Ester Pearce, the former owner of 2130 Adams Circle, has died in NJ.

B. Although it is not appropriate for the Board to endorse a private citizen to serve in a community service capacity, Pete Vogelberger announced that Sid Huish would be on the Board of the Little River Volunteer Fire Department. Mr. Huish can not make any commitments for the POA in that capacity.

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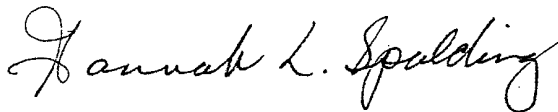
C. Pete Vogelberger summarized the proposed 1997/98 Budget by saying that the total budget remained as it was this year, \$225,500, with operating expenses being about 3% higher and contributions to Reserves being reduced accordingly. Two items to do with storm drains were added to the budget since the Budget and Finance Committee meeting with the Board. They both relate to drainage with \$2,300 to be spent on Vereen Circle on a 50/50 split with ICP and \$1,400 to be spent on Georgetown Circle. There is still some uncertainty about the Georgetown Circle Project. Bob Doty motioned that the Board of Directors submit to the membership the budget showing \$225,500 in income and \$208,900 in expenses and \$10,300 in Reserves. Carmella Flaherty seconded the motion which passed unanimously by the entire Board.

D. Impose fine at 2138 Brunswick Circle where a boat has been parked at various times despite Mr. and Mrs. Ligouri's plea to the Village that they would follow the rules if allowed to retain their compound privileges. Bob Doty moved that a fine of \$50 be levied. Carmella Flaherty seconded the motion and it passed the Board.

ADJOURNMENT:

Carmella Flaherty moved and Bud Lamson seconded that the meeting be adjourned at 10:45 AM.

Respectfully submitted,



Hannah L. Spalding  
Secretary