

OFFICIAL

**WINDJAMMER VILLAGE OF LITTLE RIVER
BOARD OF DIRECTORS MEETING
SATURDAY - JUNE 14, 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 and Bob Doty. Bud Culver was absent. The President lead all present in the Pledge of Allegiance and recognized Flag Day.

Hannah Spalding read the minutes for the meeting of May 10 which were accepted as read.

Bill Carter, read the Treasurer's report for May which showed a closing balance of \$193,866. The report was accepted and is attached to these minutes.

STANDING COMMITTEES:

No reports were provided by the Beautification, Fire and Disaster, Insurance, or Nominating Committees.

Architectural Chairman Bill Stenner reported that Mr. and Mrs. Malone of 2220 Jackson applied to add a five foot six inch square mud room on to an existing concrete slab. The room will be enclosed, have a door and window with the same siding as the house. The Architectural Committee approved. Bud Lamson motioned for Board approval, Bob Doty seconded and the Board members present approved the addition. Mr. and Mrs. Ferrandi are buying Lot 6 on Franklin Circle which is 75' deep. They have submitted plans to build a 45' deep house, which will go 10' into the rear setback and 5' into the front setback. The house would also exceed the 1700 square foot limit by more than 200 square feet. It is not expected that Horry County will allow the main part of a house to go into the setback. The Zoning Office gave Peter Vogelberger the setbacks as 20' for the front, 15' for the rear and 10 on each side. We have a waiver for 8 feet on the sides due to the small area of many of the lots. Bob Doty clarified that the back of the property was against a 10' easement between properties. The Architectural Committee recommends denial of the plans. Bud Lamson motioned and Carmella Flaherty seconded that the Architectural Committee's recommendation be followed. Peter Vogelberger and Bob Doty agreed. Based on the fact that the Ferrandis do not yet own the property the Board gave a preliminary judgement that the plan would not be approved as submitted.

Eileen Anderson reported that all ballots had been mailed out and thanked the Election committee for their voluntary work.

Paul Jensen read the General Advisory Committee report in Hugh's absence. The committee repeated its belief that a special committee to enlarge the storage compound should be formed. General Advisory felt that there are items in the compound which should be moved out since they are essentially dead storage. The compound rules should be changed to permit storage of only items which have current registration to the person registered to the space and which are being used on a regular basis.

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

Owners: Carol Cobb and 6 1/2 year old daughter, Sharon, formerly of North Myrtle Beach, who now live at 2162 Plantation Circle. 280-9684 is their phone number.

Danny and Megan Sanford bought 2217 Swamp Fox Circle. They last lived in Pinehurst, NC and have phone number 249-6650.

Maggie also visited renters: Nancy Dorrel and Susie Howell at 2114 Calabash Circle. The ladies come from Florence, SC and are sisters. Dennis and Diane Paden formerly of Hopewell Junction, NY were visited at 2208 Vereen Circle. The phone number there is 249-4291.

George McCord reported that the Long Range Planning Committee is working on their annual report.

The Maintenance Chairman Don Mollenhauer reported that both maintenance employees would be out of the Village for the next two weeks and asked that everyone help keep things in their normal good condition.

Mary Harnett reminded all that there will be no newsletters published during July and August. Material for the September Village Voice is due by August 20, 1997.

Faye Blace reported that the Recreation Committee has had nine pool-side chairs rewebbed and repaired plus purchased a pool thermometer which was currently reading 80 degrees. Faye further announced that the Womens Club had voted to spend Club funds to purchase 10 aluminum lounges for the pool. The Womens Club was thanked by the Board for the club's generosity to the Village.

Security Chairman Sal Catizone reported that Little River Water & Sewer would have a crew in the Village for two weekends installing new water meters.

Sal asked that when the guards are notified regarding violation of a pool regulation that you be sure it is an actual regulation.

The Social Committee report was given by Carolyn Ramsbottom. The Maintenance Committee's Pig Pickin', for which Don Mollenhauer was the chief chef, reaped a \$45.87 profit. The Men's Appreciation Breakfast had 34 male guests so there was no profit made for this affair. Money for the July 4 picnic must be in by June 26 or your place will be filled by someone from the waiting list.

UNFINISHED BUSINESS:

A. Zoning Matters - There is no change at this time. Peter Vogelberger has conversed with David Miller, our new attorney at Bellamy Law Firm, who is making an effort to get the case moved along. Mr. Miller will ask Richard Lovelace to submit the points he wants the judge to reconsider.

B. Long Range Planning Recommendations - Being worked on.

C. Complaints - There are 8 complaints opened since the last meeting and only one closed.

D. Compound Space Shortage - A special committee will be formed to deal with the problem. Members of the Maintenance and Security Committees along with people with and without compound spaces including those who do not want a space are to be on the special committee. Chuck Rodgers volunteered to be a member. Peter Vogelberger is looking for a person to chair the committee and also requests volunteers. The first step is to clean out anything that is not in compliance with the compound agreement. Skeets Wilkins will survey the land to see how much room is available for expansion.

E. Owners in arrears - Names are being published in the PS and Village Voice. From the original list of 13 property owners 3 have removed themselves from the list by paying their dues. A list of owners whose privileges are revoked will be made and updated on a one or two month basis.

F. There has been no obvious action from Intracoastal Properties on the letter we sent to our attorney. Legal advice to us is that it will take as much time to get an injunction as it will for them to finish the project. We will keep the pressure on Intracoastal Properties with letters and discussions with Mr. Parker. They are beginning to pave inside per Bud Lamson and should be able to pave out to Vereen Rd. by the end of June. Heavy rains caused problems with water overflowing roads and it is not being handled by the drainage system. Larry Presti cleaned out the path to the catch basin by Vereen Circle.

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G. Short term rentals - Peter Vogelberger spoke to the real estate expert at the law firm, who advised that it is probably not enforceable to forbid short term rentals on private property in this stage of WJV development. There is nothing in our revised covenants on this subject. Bob Doty has a copy of another property owners association 's rules which prohibits rentals less than six months. Any complaints will go against the owner who may be fined.

H. Mr. and Mrs. Liguori were fined \$50 at the last meeting. They were given an opportunity to be here today, declined to attend and agreed over the phone to pay the fine and comply with the rules. If you need to have a boat or motor home on your property you can get permission from the Security committee and get a pass for up to a week. The POA Office will issue the pass.

MEMBERSHIP INTERACTION:

Carol Jensen reported that a truck came out of Big Landing and she called the Guard with the license number. Again there was a child in diapers in the big pool. When requested the adult refused to remove the child from pool. On such infractions the guards are supposed to come down. Bob Dedmon did call the guard who responded promptly and handled the situation.

Maggie Welden asked how far in arrears an owner needs to be before we file a lien. She was answered that about \$500 is the normal figure but judgement is used if there seems to be danger of a bailout from the property.

Mary Harnett asked about Intracoastal Properties fencing at the north end. There are no plans at this point. Susan Rodgers suggested if they are not going to fence we should consider doing so like we have on Vereen Road. Bob Doty mentioned the joint security committee to be developed when there are people living there. Peter Vogelberger said there will be a clubhouse and pool in Big Landing.

Bernie Spalding said that Little River Water & Sewer billed Intracoastal Properties for half a million gallons of water which they let run from their hydrant. Previously Peter Vogelberger had shut off a geyser one night. The contractor is flushing pipes and leaves the water on all night. A. Welden asked about a subdivision fence in association with Intracoastal Properties. Windjammer has no way to demand that Intracoastal Properties go by the plans they provided us. Only the county can enforce building plans according to the permit granted.

In response to a question Peter Vogelberger said about \$5000 has been spent on the zoning case and he will get an accurate total.

Bill Stenner asked the degree to which Windjammer is included in annexation of Little River to North Myrtle Beach. The entire Village is included per Peter Vogelberger in both annexation and plans to incorporate Little River. Paul Jensen reported that not much new material was covered at the recent incorporation meeting. The committee will be sending a mailing out to all presently on its list to form a feasibility study and Paul will encourage our participation as private citizens. Paul will put a notice on the bulletin board. Peter Vogelberger felt the recent newspaper article was pretty accurate.

John Pazoga, Jr. spoke in reference to the complainant against his vehicle. Peter Vogelberger said Mr. Pazoga must remove the ladders. John asked if covering them up would suffice. Peter Vogelberger agreed to get back to him with an answer. Carmella Flaherty expressed concern about a rainbow of covers existing in the Village. The purpose is to keep the residential nature of the Village. Susan Rodgers said we should not discriminate due to possibility of a court case.

NEW BUSINESS

The 400 telephone books are printed. The volunteer committee will be selling directories in the office at announced times. The cost will be \$2.00 for phone book and a magnet. Bob Doty moved and Bud Lamson seconded that directories be given to new owners. The motion passed. The volunteers who worked on the project were thanked.

The outgoing board reviews employee salaries at an executive session. Peter Vogelberger said the wages per hour effective Oct 1, 1997, would be Olive Manbeck no change, Ronnie Dawson from \$5.80 to \$6.00. Hannah Spalding from \$7.75 to \$8.00 and Larry Presti from \$7.35 to \$7.75. Eileen Anderson asked why Olive Manbeck was not getting a raise. Her supervisor, Don Mollenhauer, said that \$6.85 is more than a reasonable wage for that position. There is no formal system for performance reviews. It is the intention to formalize that in the future. Bob Doty said that the interest shown in the working of the Board is encouraging and it is hoped that those people will volunteer to be candidates for the Board next year. He suggested talking to the three new members of next year's Board to get the salary question changed. Provided there is a quorum at the membership meeting a motion can be made from the floor. Carmella Flaherty motioned that the new wages be as read by the president, Bob Doty seconded and the motion passed.

Peter Vogelberger relayed the Board's sympathy to the family of Mr. Zaccardi, Vereen Circle, who died recently. Pete offered Father's Day congratulations to the fathers in the Village.

The hurricane season is upon us. Peter Vogelberger will talk to Don Mollenhauer to assure preparedness. Hannah Spalding asked that all bills be turned in so the fiscal year could be closed out. Hannah thanked George McCord for his donation of a Texas Instruments Model 855 dot matrix printer to back up the ailing Tandy. A backup for the Village Voice computer is still needed.

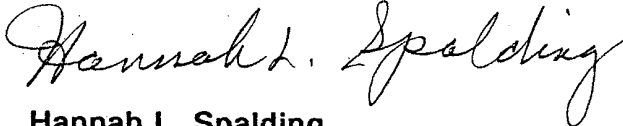
Yvonne Phreaner mentioned the need for better tables at the pool. The Maintenance Committee is going to try to repair the jagged edges on the existing tables rather than replace them. A replacement would have to be added to the 1998/99 budget.

Bob Dawson asked if the compound managers were checking that registrations of stored vehicles were current and registered to the owner or resident who signed the compound agreement rather than registered to a friend or relative. Andy Welden responded that it is not generally done.

ADJOURNMENT:

Bud Lamson, moved and Carmella Flaherty seconded that the meeting adjourn at 10:50 AM.

Respectfully submitted,



Hannah L. Spalding
Secretary
Board of Directors

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