

**WINDJAMMER VILLAGE OF LITTLE RIVER
BOARD OF DIRECTORS MEETING
SATURDAY - AUGUST 9, 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, and Maggie Welden. Anne Chipman and Bud Lamson were absent. The President lead all present in the Pledge of Allegiance.

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

John Yonkers, read the Treasurer's report for July which showed a closing balance of \$192,623. The report was accepted and is attached to these minutes.

STANDING COMMITTEES:

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

Architectural Chairman Bill Stenner reported that Mrs. Blanchard of 2191 Plantation Circle built a structure to cover her propane tank without asking permission of the Board. Her letter asking for post-construction approval was read and the Architectural Committee recommended approval. Carmella Flaherty motioned approval, Maggie Welden seconded and the motion passed. A request for instituting a fine for building without permission was deferred to New Business.

Mr. and Mrs. Rodgers submitted a check for a variance in association with plans to build a two car garage attached via a breezeway to their existing house. Their dues are current. Because this addition will cause the Rodgers to exceed their square footage for two lots by about 200 square feet a variance was required. There were no objections to the variance and the Architectural Committee recommended approval. Carmella Flaherty motioned approval and Maggie Welden seconded and the motion passed.

Mr. and Mrs. Daily applied to add a breezeway and two car garage within the setbacks on their property at 2112 Lexington. The Dailys paid the application fee and their dues are current. Letters requesting a variance to exceed the square footage by about 200 square feet went out to neighbors within 50 feet. Mr. Mayhew received a request for the variance and verbally discussed the situation with Mr. Stenner. Mr. Mayhew verbally objected to granting the variance based on Mr. Stenner's rejection of Mr. Mayhew's verbal request for permission to pave over POA common property to be used as a driveway. Since that was the only objection received and had no relationship to the Daily structure, the Architectural

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Committee recommended to the Board of Directors that the Daily's request be granted. Carmella Flaherty motioned approval, Maggie Welden seconded and the motion passed.

Bernie Spalding said he would place a notice on the Beautification Bulletin Board in the Clubhouse breezeway regarding new Master Gardener classes Clemson University was sponsoring in Horry County. He called the audience's attention to the blooming crinum lily from Magnolia Hall which he had brought to the meeting for display. Bernie thanked the volunteers who have aided with watering plants during the hot summer.

Hugh Cotcamp gave the General Advisory Committee report. Max Chipman is out of town and will be asked, upon his return, if he will continue to serve on this committee. The first meeting of the committee will be on Monday, August 11.

Yvonne Phreaner reported for the Rental and Hospitality Committees that she had visited:

Owners: Suzanne and "Beau" English at 2216 Jackson Circle, formerly of Myrtle Beach; Jackie and John Andrews with six year old daughter Molly at 2112 Brunswick Circle formerly renters on Vereen Circle. Their phone number is 249-0626; and Fran and Bill Pugh at 2230 Swamp Fox Circle formerly of High Point, NC. Their phone number is 280-5032.

Yvonne also visited renters Amy and Mark Grogan and nine year old daughter Courtney at 2231 Vereen Circle with phone number 280-0750. The Grogans were formerly at Mariners Point.

The Maintenance Chairman Don Mollenhauer reported that it would be resolved in a week if all last year's members were remaining on the committee. The company we hired has obtained the material they need to work on the pier pilings and once low tide is available will repair the twenty pilings. Don has made contact with the Ocean and Coastal Resource Management uniformed inspector who uses our boat ramp for advice on protecting the environmental sensitive sections of the Village. Pete thanked Don for remaining as Maintenance Chairman for a second year.

Muriel Davies, Village Voice coordinator, reminded all that the deadline for submissions for the September publication is August 20.

Carol Jensen reported that the Recreation Committee encourages everyone to participate in all the activities posted on the Clubhouse bulletin board. You must sign up for bridge. There are aerobics in the pool Monday, Wednesday and Friday mornings. Men are welcome to join the group or if a sufficient number are interested a separate aerobics class will be formed for them. The August 23 kiddies pool party has been canceled due to insurance concerns. Pete Vogelberger thanked Carol for assuming leadership of the committee.

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Security Chairman Sal Catizone reported that the committee lost long- time member Manfred David who left to pursue personal goals.

The Social Committee report was given by Carolyn Ramsbottom, Co-Chairman. Betty Aikin will be Chairman this year though since she is away Betty has not heard the good news yet. New committee members are Nancy Battista replacing Anne Chipman for Adams Circle, Millie Beusse, Jefferson Circle, Doris Hills for Lafayette Circle replacing Jean Davies who moved to the Recreation Committee and Marion Kellner, Franklin Circle. The committee needs a representative from Jackson Circle.

Special Committee for Storage Compound Alternatives Chairman Hugh Cotcamp stated that two meetings have been held. The committee is looking at expansion, increase in parking spots and rules changes. Since the compound is so close to wetlands Hugh plans to send a written request to the Ocean and Coastal Resources Management agency of DHEC to come out and tell us how far we can expand. David Omer asked if we own more property beyond the right fence of the compound and was told that we do.

UNFINISHED BUSINESS:

A. Committee Chair Appointments - Maggie Welden motioned and Jo Jo Flaherty seconded to confirm the new chairmen. The motion passed the Board assembled.

B. Zoning Matters - On August 14 at 9:30 AM Judge Marion will hear our attorney's motion to dismiss the Rogers' attorneys motion to reconsider since there have never been any points provided to give basis for reconsideration. At a minimum Pete Vogelberger and Bob Dedmon will attend.

C. Complaints - There were 5 complaints opened since the last meeting and ten closed.

D. Manbeck Raise - Carmella Flaherty moved that cleaning lady Olive Manbeck receive a fifteen cent raise. Maggie Welden seconded the motion which passed the members present. Maggie Welden asked that the Personnel Liaison on the Board determine ranges and caps for all employees of the Village.

E. Big Landing Development - Paving of the interior roads and ultimately the easement and Vereen Roads is due to begin Monday, August 11, 1997. Mr. Parker is interested in getting Vereen Road declared private by the county so Intracoastal Properties can place advertising and No Trespassing signs on it. We are investigating the process for privatizing a road and the impact it will have on our rights. It is unknown if public input will be allowed but the County Property Manager wants a letter of our opinion. Several audience members spoke against privatizing the road as we would get better response from the county of problems,

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such as drainage, caused us by Vereen Road than from the developer or some future homeowners' association. Bob Dawson asked that the Village be informed if a hearing on the subject was to be held by the county.

Intracoastal Properties is clearing a path and seems to be preparing to put a fence on our Northern boundary with them. We will write another letter on drainage problems on Jefferson Circle since, despite Intracoastal Properties's engineers assurances, they are continuing.

MEMBERSHIP INTERACTION:

Carol Jensen was questioned if the Recreation Committee planned to monitor the pool on a time available basis. Carol will discuss the question with her committee. Pete Vogelberger will see if he can get a guard for the weekends. Barbara Culver and Marlow Yonkers have volunteered to monitor the pool Labor Day weekend and will be happy to have others help. John Yonkers asked that the Board give the ladies written guidance as to the extent of their authority and how to proceed. If simply talking doesn't work the monitors should call the guard.

Paul Jensen said we are anticipating problems that may never exist regarding Vereen Road. Angela Marcotte asked where the gate to Big Landing will go. She was told it would be 30 feet in on the easement road. Angela said the Clubhouse is not open on weekends. The guards will be instructed to open it.

Bernie Spalding stated that Intracoastal Properties wants to privatize Vereen Road for its own selfish reasons; ICP will disappear in a few years and we will have to deal with maintenance and problems with the new homeowners' association.

Danny Sanford expressed his frustration and lack of understanding regarding the denial by the Board and the Architectural Committee of the color vinyl siding he wants to install on his house and addition. His attorney wants to litigate. Pete Vogelberger addressed the issue: 1. The basis for the ruling is the color chart provided the Architectural Committee in the last two years and 2. That although some homes are lighter than the chart they preexisted the chart, and we have not allowed any deviations from it since its establishment. Mr. Sanford asked that the color chart be reviewed and that he be treated uniformly. Architectural Committee members stated that the manufacturer of the siding Mr. Sanford wished to install was not on the approved list of the American Association Vinyl Siding Manufacturers. Pete Vogelberger said Board of Directors will discuss the question of reviewing the color guidelines but, as of now, the color is not approved.

David Omer asked for clarification of the ownership of land behind his house on Marion Circle. He was told that in the rear he has a fifteen foot setback; that his property is against POA common property which probably varies from six to ten feet before reaching the chain link fence.

NEW BUSINESS

A. Replace Coastal International Security - Because Coastal International Security exercised its right under the contract to cancel our service with thirty days notice, we have obtained seven bids for a new security company. All bids exceeded the price we had agreed upon with Coastal International Security. The Security Committee has recommended and the Board of Directors has discussed hiring Pinkerton to begin at 12:01 AM on Sunday, August 17, 1997. Pinkerton will hire our existing guards provided we have no individual objections and that the guards meet Pinkerton's criteria. Marlow Yonkers asked if there would be any physical given and would there be an age limit. There is probably no age limit as it is difficult to staff these positions. Although the new contract will be about three thousand dollars over what we expected to pay this year we will be able to handle it without a dues increase. Paul Reinhardt asked if it was a one year contract. Pete Vogelberger responded that he was going to try for two years with an escalation clause should labor costs increase and a forty-five day cancellation clause. Carmella Flaherty motioned and Maggie Welden seconded to contract with Pinkerton and the motion passed.

B. Pet Regulation Amendment - After discussion, Carmella Flaherty motioned and Maggie Welden seconded the Pet Regulations on Page 14 of 16 of the Rules, Restrictions and Regulations, Attachment III, #1. was amended to read:

"Pets (including cats) are not allowed to run at large in the village. Dogs must be restrained by a leash when being walked on the common properties except ... they may be unleashed for play and exercise in the area of the dump and the waterway at the shellbank provided they are supervised and are not allowed to become a nuisance. No dogs, leashed or unleashed, are allowed on the fishing pier." The sentence "This area is bounded on the North by the dump Road and on the West by the Boat Ramp Road." is deleted. The motion passed.

Don Mollenhauer will arrange a sign at the pier and there will be a notice in the Village Voice.

C. Assessment of Fines - We have received a response from the renters of 2208 Vereen Circle that they would have the derelict vehicle moved by August 13, 1997. They have moved to another rental house on Vereen Circle but left the vehicle behind. Maggie Welden moved that should the vehicle not be moved by August 13 that a fine of \$50.00 be levied against the property owner. Carmella Flaherty seconded the motion which passed the Board.

D. Fine for Building Without Permission - In the wake of several recent incidents in which building was begun and sometimes even completed without following the Village rules to obtain Architectural Committee and Board permission, the Architectural Committee asked that a routine fine be established for such an offense and that it not be retroactive. The proposal was deferred for discussion at

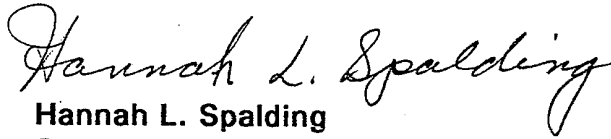
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a Board workshop.

ADJOURNMENT:

Carmella Flaherty moved and Maggie Welden seconded that the meeting adjourn at 10:40 AM.

Respectfully submitted,



**Hannah L. Spalding
Secretary
Board of Directors**

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