

BOARD OF DIRECTORS MINUTES 9/13/97

**WINDJAMMER VILLAGE OF LITTLE RIVER
BOARD OF DIRECTORS MEETING
SATURDAY - SEPTEMBER 13, 1997**

The meeting of the Windjammer Village Board of Directors was called to order by Jo Jo Flaherty, 1st Vice President, at 9:00 AM in the Clubhouse. Board members present included Jo Jo Flaherty, Anne Chipman and Bud Lamson and Maggie Welden. Pete Vogelberger was absent. The President lead all present in the Pledge of Allegiance.

John Yonkers, read the Treasurer's report for August which showed a closing balance of \$200,097. The report was accepted and is attached to these minutes. Maggie Welden asked if the books had been audited and Treasurer John Yonkers replied not as long as he has been Treasurer. Maggie asked if we should have them audited. John responded that before we do that we need to determine the extent of the audit as it could run into thousands of dollars of expense. Jo Jo deferred the question to a workshop.

Hannah Spalding read the minutes for the meeting of August 9 which were accepted as read.

STANDING COMMITTEES:

No reports were provided by the Beautification, Budget & Finance, Election, Fire and Disaster, General Advisory, Insurance, Nominating, or Storage Compound Alternatives Committees.

Architectural Chairman Bill Stenner reported that Ms. Carol Westbrook of 2234 Dykman Circle applied to place vinyl siding on her home, which the Architectural committee recommended be approved. Anne Chipman motioned approval, Bud Lamson seconded and the motion passed. A request to build a garage and breezeway at 2112 Adams Way has been made by Mr. and Mrs. Lehere but since plans are incomplete and the Leheres do not want to start before Spring, Mr. Stenner suggested to them that they clarify their plans and submit them early in 1998.

Yvonne Phreaner reported for the Rental and Hospitality Committees:

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During the month the following new owners and renters were welcomed into Windjammer Village:

Owners

Shirley & Bob Lehere
2112 Adams Circle
from Butler, Pa.
Telephone #249-2919

Renters

Dreama & Clay Crowder and 6 yrs old son,
Tyler
2208 Vereen Circle
formerly of Bristol, Tennessee
Telephone #249-4291

Shannon & Robert Banks
2117 Adams Way
formerly of Augusta, Ga.
Telephone #280-0094

Yvonne also mentioned a new form being drawn up for the guards to distribute.

The Maintenance Chairman Don Mollenhauer reported that Village woodsmen had save the Village many dollars by removing trees as required. Everyone is frustrated with the lack of progress on the pier. Volunteer Pat Patterson aided the Maintenance Man in repairing the wall in the office making it ready for the laying of a new carpet.

Mary Harnett reminded all that the deadline for submissions for the next publication is September 20. For everyone's benefit Mary reviewed the publication schedule, a copy of which is on the Bulletin Board.

Carol Jensen reported for the Recreation Committee that the Clubhouse has been busy and encouraged everyone to participate in all the activities as they are all fun and you get to meet your neighbors. Sue Yudysky is starting a Mah Jong group and has a sign-up sheet on the board.

Security Chairman Sal Catizone reported that the committee met with the guards' supervisor, Captain Williams, on August 28. The Captain

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reported that all the guards had passed their employment tests and requested that all problems with the guards be referred directly to him rather than to any individual guard. He provided phone numbers where he can be reached around the clock.

The Social Committee report was given by Carolyn Ramsbottom, Co-Chairman. Betty Aiken will not be Chairman of the Committee this year. The Labor Day Dinner was a success. Mr. Moye of Adams Circle donated four cases of Coke products to the Dinner. Ruth Carter replaced Barbara Zecca as the representative from Vereen Circle. Marie Malone has offered to represent Jackson Circle. The Clubhouse will be closed 9/20 and 10/4 for private parties. There will be a Halloween party on 10/31. Millie Beusse and Ellie Catizone are in charge. There will be music from 7 until 10. Watch the bulletin board for the dinner menu.

UNFINISHED BUSINESS:

A. Zoning Matters - We are awaiting the judge's decision. The attorney feels that recent brief submission will bring the case to closure.

B. Home Color Approval - Mr. Sanford was asked whether he preferred to cover his house with the vinyl siding he had originally submitted or paint it the color of the Rodgers' house. When Mr. Sanford responded he preferred to put up parchment vinyl siding, Maggie Welden motioned and Bud Lamson seconded that it be approved. No vote was taken. Jo Jo apologized to Mr. Sanford for the several month delay and resulting confusion over his request.

C. Complaints - There were 10 complaints opened since the last meeting and eight closed. Jo Jo answered an ongoing informal complaint that there were too many rules by saying that the Village has grown, is more crowded and we are merely enforcing existing rules. She went on to say that she knew she was preaching to the choir but that a lot of problems could be saved if we would all respect each other. There are a lot of problems being taken care of and the complaint system is working.

D. Rules Clarifications and Ratifications - Before updating the publication of the RESTRICTIONS/RULES/REGULATIONS, the following changes have been made:

III REAL PROPERTIES, 1. Village - General

c. No tree(s) in excess of 6" in diameter may be removed without written approval by the Board. (The Board has delegated this power of approval to

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the Architectural Committee - 5/11/91). If permitted, removal must be accomplished within 4 months.

III REAL PROPERTIES, 2. Private Lots and Homes

h. No house trailers or mobile homes, towed campers or any other type of habitable motor vehicles of any kind, whether self-propelled or towed, trailers, large trucks, school buses, tractors, tractor trailers, construction equipment, machinery or a commercial vehicle with the manufacturers designation of over one ton capacity, vehicles displaying commercial signs or evidence of commercial activities including, but not limited to, ladders, pipe, tools, hose, business machinery or equipment of any type, boats, or boat trailers, shall be kept, stored, or parked on any lot, road, or common property (except in the storage compound area or in a garage) for more than one night per month. Also excepted are vehicles for construction and tradesmen who are working in and/or making deliveries within the Village at that time. Acknowledging the lack of electrical and water service at the compound, this time may be extended to one week (if extensive maintenance or modification is required) upon receiving permission and permit from the Board of Directors or Security Committee Chairperson.

IV. COMMON FACILITIES, 2. CLUBHOUSE, b. Members may reserve the Clubhouse, in whole or in part, for private activities. Scheduling is contingent upon availability and subject to Social Committee Procedures and Board of Directors approval. A donation and deposit are required. Deposit will be refunded after the affair, providing the Clubhouse is left in satisfactory order. Any damages in excess of the deposit will be the responsibility of the host POA member. This reservation excludes the use of the facility by any other POA members during the period of time of the reservation.

Delete IV. COMMON FACILITIES, 2. CLUBHOUSE, D. Members may reserve the Red Room and kitchen areas of the Clubhouse for private activities, Scheduling is contingent upon availability and subject to Social Committee Procedures. ✓

Bud Lamson motioned approval of the above changes and Maggie Welden seconded the motion. No vote on the motion was taken. Jo did say that she was joining Carol Jensen and Carolyn Ramsbottom to establish guidelines for the use of the Clubhouse and that she would be glad to talk to anyone after the meeting.

MEMBERSHIP INTERACTION:

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Angela Marcotte asked what we could do about the numerous extended outages we are experiencing with our telephone service. There is an article being written for the PS by three retired telephone people explaining the following: Report your phone as out of order even if your neighbors have reported their outage. The more complaints, the faster the repair as regulated utilities work on the squeaky wheel principle. Call the Public Service Commission and talk to Alice Brown who has been contacted by the POA office. Get a case file number. If desirable, a letter can be written to GTE with a copy to the Public Service Commission. On the same subject, Paul Reinhardt recommended rejecting any attempts to privatize Vereen Road as Intracoastal Properties has been the cause of all our phone outages. Jo Jo agreed. Hannah Spalding gave out a hint for faster service when calling repair - don't press one when asked if you have a touchtone phone and you will go directly to a human operator.

Lois Wilkinson asked what the Board planned to do about the petition regarding the signs at the intersection of Little River and Big Landing Roads. Jo Jo said that since contractors with terrible hiring practices are known to hire felons, having strangers wander through our Village is a threat to our security. The Board will discuss the subject at a workshop with the possibility that the signs can be changed to look like the other No Trespassing signs that have been in the Village for a minimum of ten years. We need to legally protect ourselves. Sal Catizone said Captain Williams of Pinkerton is inquiring of a magistrate what is required to legally protect our security.

Maggie Welden asked who had authority to have keys to buildings. Don Mollenhauer said he and the Maintenance Man had keys to all buildings except the office but they are on the authorized list at the guard house to get access to the office. Jo Jo wants a list brought up to date and posted. Carol Jensen and Carolyn Ramsbottom have keys to the Clubhouse. X X

Larry Presti, Maintenance Man, asked if he can deny anyone the use of the POA truck. Jo Jo said get a list from Don and turn anyone not on the list down.

Jan Igoe Nill asked if the POA truck was permitted to go the wrong way in the circles. Since it was thought that, perhaps the truck Mrs. Nill had seen was actually the Little River Water and Sewer meter reader's truck and not our truck, Mrs. Nill was asked by Jo Jo to promptly report any further sightings of this serious traffic violation to her.

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Bob Dawson asked how the sign petition actually read. Jo Jo read "We, the below signed, owners in Windjammer Village, find the offensive signs at the intersection of Little River Road and the Big Landing access road to be unsightly, overstated, intimidating and unneighborly to say the least! A stop sign with a simple "NO TURNS" is sufficient." Sal provided Jo Jo a copy of the South Carolina Criminal code that stated No Trespassing signs were required at all entrances to a property. Jo Jo confirmed for Bob that the existing signs would not be removed until new ones were ready to replace them.

Jo Jo asked who Circle Captains were so they could circulate a petition on privatizing Vereen Road. The last list of Circle Captains showed a Board member as a liaison for each circle. They are the source of the Circle Captains. Bob Doty said that the reasons for not privatizing the road should rather be conditions under which we would accept privatization of the road. The Circle Captains will do an public opinion poll.

Jan Igoe asked what is the extent of the authority of the Board to make and change rules. Jo Jo stated that the Board is the representative body of the Association and suggested Jan read the By-laws, Rules and Covenants for a complete answer to her concern. Jo Jo confirmed for Jan that Board workshops as well as meetings like we were currently in were open to everyone and encouraged her attendance. Jo Jo agreed to answer additional questions after the adjournment of the meeting.

Manfred David asked if there was going to be a speed bump installed near Dykman Circle. Jo Jo said that was an unfounded gossip.

NEW BUSINESS

A. Foreclosure -Bud Lamson moved and Maggie Welden seconded that the Association begin foreclosure proceedings against Mr. and Mrs. Prescott who owe the most overdue dues. The motion was approved and the attorney will be contacted.

B. Work will begin on Pump Station number one soon and there will be periods in which there will be single lane traffic only permitted. Bob Dawson asked if there would be a flagman directing traffic and Jo Jo responded that it would be handled appropriately. During this period of about two weeks there will be a Little River Water and Sewer truck stored in the compound area for their convenience.

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C. Jo Jo and Maggie passed out copies of a recent Sun-News article describing the thief of over \$5,000 of appliances and material from a construction site. The copies also contained a hand written note quoting Sergeant Lee Miller of our guard force as warning against the dangers of robberies in the vicinity of houses under construction.

D. To smooth out the work flow in the office Maggie Welden motioned and Bud Lamson seconded that the SECURITY REGULATIONS AND PROCEDURES, Paragraph B be changed to read:

"B. FREQUENT VISITOR PASSES will be issued to be valid until February 1st or August 1st, whichever is sooner. "

No vote was taken. Hannah Spalding explained that in December when long-term passes are issued they will be valid until July 31, 1998 so you will get an extra month that one time.

E. The Board of Directors thanked Lucy Walters and Lee Brancheau for their kind donations of American flags to the Village. One is currently flying at the front gate and one is in reserve for replacement as needed.

F. Deaths:

The Board extended their condolences to the Fauth family on the death of their wife and mother, Betty, to Kent Fulcher on the death of his father and to Sue Yudysky and John Andrews on the deaths of their mothers.

ADJOURNMENT:

Anne Chipman moved and Bud Lamson seconded that the meeting adjourn at 10:10 AM.

Respectfully submitted,

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

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