

BOARD OF DIRECTORS MINUTES 10/11/97

WINDJAMMER VILLAGE OF LITTLE RIVER  
BOARD OF DIRECTORS MEETING  
SATURDAY - OCTOBER 11, 1997

This 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, Maggie Welden, Ann Chipman and Bud Lamson. The President lead all present in the Pledge of Allegiance.

Pat Rudden, temporary Secretary, read the minutes for the meeting of September 13 and the 20th, which were accepted as read, with noted corrections.

Bill Carter, read the Treasurer's report for September which showed a closing balance of \$195,551. The report was accepted and is attached to these minutes.

STANDING COMMITTEES:

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

Architectural Chairman Bill Stenner reported that:

1. The Paddens of 2236 Vereen Circle have applied to put a sun room in the back of the house. Since they are renters, Bill contacted Mr. Gray, owner, for an agreement from him. Mr. Gray said he would send the letter and the fee for construction. There is a concrete slab in the back of the house which goes into the setback area by 6'. The Paddens had to get a variance and the committee has approved the construction. Pete Vogelberger mentioned that whatever is decided would be subject to receipt of the letter from Mr. Gray. Maggie Welden motioned to approve the plan on condition of the receipt of the letter. Ann Chipman seconded and the motion passed.
2. John Yonkers of Lots 22 and 23 Georgetown Circle wishes to extend into Lot 23 with a 2 car garage. They had to apply for a variance and there has been no objection to the variance. The committee approved the plan. Magggie Welden motion to approve and Jo Jo Flaherty seconded. All were in favor and the motion passed.
3. The Ferrandi's of 2212 Franklin Circle have applied to build a house. They needed a variance which they have received. Building is within single story house plans. They are going 3' into the rear setback. The committee approved. Bud Lamson motion to accept the presented plans and Jo Jo Flaherty seconded. Since all were in favor the motion passed.

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4. Mr. Gherri has requested permission to build a house on Adams Way. Since there is a possibility of problems with drainage the committee recommends approval provided provisions are made to take care of the drainage. The house is 844' which is above the minimum and the committee recommends approval. Maggie Welden motioned approval contingent upon the fact that he is responsible for the drainage. It was seconded by Bud Lamson and the motion passed.

**BEAUTIFICATION:** Bernie Spalding mentioned that it is time to get ready to move house plants inside your home. Spray plants twice to get rid of bugs. Bernie thanked volunteers who have watered around the village.

**GENERAL ADVISORY:** Hugh Cotcamp gave the General Advisory Committee report regarding swimming pool rules. Hugh checked with about 8 surrounding pools. The Committee will be more than happy to discuss more details. This committee feels that Bath house No. 1 should be sold or converted to other use. They also think the Board should assign someone to check into alternative security systems. This should be looked into to see what benefits or problems might exist.

This committee also feels that the appearance of some of the private properties need help. A procedure should be established regarding cleaning up your lot each year. Item 5 of the Declaration of Easements says it should be the responsibility of homeowners to keep his property up. Discussions are needed to improve appearance of the village. There should be a requirement on all applications for new homes for drainage and landscaping plans. Also a more firm attitude should be adopted regarding removal of trees. It is suggested that only authorized trees are removed and owners be fined if others are also removed without permission.

**PUBLICITY:** Mary Harnett mentioned that the next edition of PS is coming soon and hopes you'll get in an interesting item for all to enjoy.

**RECREATION:** Carol Jensen reported that the Polar Bear Women are still meeting in the pool in the afternoon. All activities are listed on the bulletin board. There is a sign up sheet for the Savannah trip on March 17th. Do attend the planned activities.

**SECURITY:** Chairman Sal Catizone reported that the committee is planning to issue new stickers in 1998. Regarding Lee Miller there were some minor complaints about him and Lee decided he wasn't going to work any longer.

**SOCIAL:** Bud Lamson read Carolyn Ramsbottom's report about the fish fry. Also Millie Beusse and the committee have placed posters around the village about October 31st. Also there will be a breakfast

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November 15th for the benefit of the fire department. On December 6 there will be a trim-a-tree party and Saturday, December 16th a Christmas get-together. On December 31st the Mollenhauer's will host the New Years Eve party.

Special Committee for Storage Compound Alternatives Chairman Hugh Cotcamp stated that there is now a committee of 10 people. There are presently 16 open spaces in the compound. Two alternatives are being considered which will add to the spaces. DHEC will have to be notified of any changes in our plans. The committee recommends the following:

1. Only items owned by the property owner (or assigned renter) may be stored in the fenced compound or assigned tie-down spaces.
2. The storage compound coordinators have the authority to assign spaces as required for the most effective utilization of space considering the physical dimensions of stored items.
3. The storage compound coordinators have authority to interpret the rules as approved by the Board and to recommend actions including fines.

UNFINISHED BUSINESS:

A. Zoning Matters - In connection with the zoning appeals case pending we may finally be coming to the end. An order was issued that the Zoning Appeals Board had to reverse their original ruling to grandfather the lots. Judge Thomas has dismissed the Lovelace motion so we are back to January 1997. Our attorney has given an order to that effect. This process may take 6 weeks if it is not appealed.

B. Regarding the Minutes of Sept 13 meeting Re: Privatizing Vereen Road, Mr. Parker said the County Attorney advised him that there is no way he can privatize Vereen Road so the efforts are being discontinued. Vereen Road will remain a County Road.

C. Pete Vogelberger announced that Hannah Spalding has to take some time off for surgery and health build up. Pat Rudden will take her place.

D. Complaints - There is not an accurate count at this time, but there were some new complaints opened since the last meeting and several have been closed.

E. To confirm "B. FREQUENT VISITOR PASSES will be issued to be valid until February 1st or August 1st, whichever is sooner." it was moved and seconded but not voted at the September 20th meeting. Therefore it was brought up again today and Maggie Welden moved and Ann Chipman seconded and the motion was approved by vote of all the Board.

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F. Since no record can be found in previous Minutes of an approval, the following Rule is put into the record:

"g. No lot shall be sub-divided or its boundary lines changed except with written consent of the Board. However, the Association reserves the right to replat any two or more lots in order to create a modified building lot. Any lot which has been "combined" and has received "reduced dues status" cannot be subsequently "divided" without Board of Directors approval and full payment of that portion of all dues which would have been due, plus 6% interest, from the date it was originally "combined". In all cases preliminary approval by the POA is required before going to Horry County. Proof that the property has been "legally" combined or divided by Horry County must then be submitted before any approval for construction or dues reduction will be considered. Lots may not be combined which contain more than one residence on the created lot.

SOURCE: DRE 1/30/97; MBR 2/95

Bud Lamson motioned and JoJo Flaherty seconded to put this into the regulations and the motion passed.

G. Although it shows that the following was approved at an August 1996 meeting it was not made part of the Minutes and is copied here:

"h. No modular or pre-constructed homes will be permitted within the boundaries of Windjammer Village without the prior written approval of the POA and then only if they meet standards established by the State of South Carolina and after strictly complying with standards for aesthetics, market value, and architectural quality then existing within Windjammer Village of Little River, S.C. No trees, fences, gates or posts may be removed from Common Property to facilitate installation of such homes.

SOURCE: BOD 9/15/83 MBR 9/94 MINUTES 8/96"

Bud Lamson moved and JoJo Flaherty seconded that this be included in the Regulations and since all were in favor the motion passed.

H. Under III REAL PROPERTIES 2. Private Lots and Homes

m. No exterior antennas shall be permitted on any lot nor shall any "satellite dishes" be permitted on any lot without the express written approval of the Board of Directors. All applicants must first request permission from the Architectural Committee. In considering any request for approval to install a "satellite dish" the following rules will apply.

1. No dish larger than 18" in diameter will be approved.
2. No trees shall be removed to clear the line of sight required for the dish to operate property.
3. The dish must be attached to the roof or side of the house without dangling wires. Where possible, the dish should be mounted lower than the roof line of the house and be as unobtrusive as possible.

The Architectural Committee is responsible for advising property owners on the acceptability of proposed dish installations and in formulating recommendations to the Board for action. The Board of Directors is responsible for interpreting and enforcing the rules.

SOURCE; BOD 1/13/96

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I. Regarding entry of boats into Windjammer Village under Security Regulations:

"I. Residents permitting entry of towed boats into Windjammer Village must personally escort their guest(s) through the gate. Only daily passes will be issued.

SOURCE: BOD 7/11/92"

Maggie Welden moved and JoJo Flaherty seconded that this be included in the Rules and Regulations. All were in favor and the motion passed.

J. Regarding an audit, it was suggested that the Finance committee make a specific study to do a few things; determine the need for an audit and define the nature of the audit. A suggestion is needed from the Finance committee as to just what we should ask the agency to do. Maggie Welden would like to ask the Budget & Finance committee to include Percy Bray on that group. A motion was made to determine the extent of an audit. Bill Carter mentioned that in 1981 an audit was done but our accountant feels it is ridiculous to go through this for the type of operation we have. Bud Lamson seconded and the motion passed. A sub-committee will be set up for this discussion - a report is needed by the January meeting.

K. Regarding signs in the village at the intersection, the action was to get signs made that say "No Trespassing Violators will be prosecuted", the same as the ones in the front of the village. Signs will be bought to match the ones now in existence.

L. A list is requested for the people who have keys to the buildings. and Larry Presti asked about who has permission to drive the truck. He has not received a list. Also an up-to-date list is requested of Circle Captains.

MEMBERSHIP INTERACTION:

1. Mrs. Marcotte of Swamp Fox Circle would like to urge the Board to get something going for the pool before next Summer.
2. Mrs. Ferrandi of Franklin Circle asked whether modular or manufactured homes are allowed in the village and was told that they actually can't fit in the village because of the number of homes and no gates can be removed to allow them in.
3. Larry Presti of Swamp Fox Circle mentioned that people are still not bundling brush properly. The bundles should be no longer than 4'.
4. Regarding the logs at the shell bank, Larry mentioned that DHEC wants the logs put permanently in the ground. It is appropriate to walk but not drive vehicles in that area.
5. Pete Vogelberger mentioned that Big Landing is negotiating with Marlboro Corp. to sign off so they can get selling rights for the property. Regarding the zoning appeal situation we are awaiting the ruling.

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6. Hugh Cotcamp feels strongly that all references to changes in the Rules and Regulations should be noted in a special book and kept in a special place in the POA office.

7. Carole Jensen mentioned that the swing set has been painted by Paul Jensen and Bill Becker.

8. Eileen Anderson mentioned that the YIELD sign should not be obstructed coming in at the entrance gate.

9. Paul Jensen asks the Board to consider having the workshop meeting just before the monthly meeting. The Board will try to have it on the Monday preceding the meeting.

NEW BUSINESS

A. The guidelines for use of the clubhouse, Picnic Area and pool will be discussed further at a workshop.

B. At a past meeting there was a suggestion for a sign that shows approval of construction by the Board. Pete Vogelberger showed a sign that he created on his computer. Maggie Welden moved that this sign be approved by the Board and Ann Chipman seconded and the motion passed.

C. Maggie Welden would like formal approval from the Board for a partial list of Rules and Regulations for the Guard to give to prospective buyers. Bud Lamson moved to accept this list and Ann Chipman seconded that this list be distributed and the motion passed.

ADJOURNMENT:

Maggie Welden recommended that there be an Executive Session at the close of this meeting, which was agreed upon. There being no further business the meeting adjourned at 11:00 AM.

Respectfully submitted,

Patricia M. Rudden  
Secretary  
Board of Directors

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