

WINDJAMMER VILLAGE OF LITTLE RIVER
BOARD OF DIRECTORS MEETING
SATURDAY - NOVEMBER 8, 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, and Ann Chipman. Bud Lamson was ill. The President lead all present in the Pledge of Allegiance.

Pat Rudden, temporary Secretary, read the minutes for the meeting of October 11th, which were accepted as read.

John Yonkers, Treasurer, read the Treasurer's report for October which showed a closing balance of \$192,774. The report was accepted and is attached to these minutes.

STANDING COMMITTEES:

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

Architectural Chairman Bill Stenner reported that:

1. The Zecca's of 2282 Vereen Circle have applied to put a 12' x 16' addition on their home. The Lot line was erroneous and a variance had to be applied for. Mr. Zecca applied to the County and the variance was granted. Mrs. Holmes, a neighbor, approached Bill regarding the measurements. Skeets Wilkens surveyed the lot and presented a new drawing. The Committee approved the plan before they realized that the measurements were wrong and the Committee feels that this going too far back in the setback area. The County may or may not allow this change although they usually follow our plans. The Board feels that this is not the appropriate time to handle this matter and the Architectural Committee must be sure it has all the facts.

Leigh Merkle suggested that the variance fee be waived for another variance. If this goes 10' into the setback the Board feels that it probably won't pass it. A special meeting will be called for this matter. Victor Padden, who will do the construction asked a few questions about the planned building.

2. The Puckets of 2194 Plantation Circle want to expand their driveway and a sidewalk. The Committee has approved. Jojo Flaherty moved to approve the plan and Ann Chipman second and the motion passed.

3. The Tagers of 2120 Calabash Circle want to improve an existing screened porch by adding windows. The Committee recommends approval. Ann Chipman moved to approve and Jojo Flaherty seconded and the motion passed.

4. Bill also mentioned that he had 4 volunteers for the tree removal job and has decided that Mr. Fauser and Mr. Holcomb will be on the committee.

MAINTENANCE: Larry Presti reported that the work is being completed and the pool has been covered with the help of the Fire Department. Fire extinguishers have been checked and work is in progress at the Nurse's room of the clubhouse.

Regarding the front gate a driver for Little River Water & Sewer smashed into the light pole and their insurance will be billed for the damages. The electronic gate arm was broken off by an unknown driver. Pete asked if any one sees a car with white paint scratches please let Security know about it.

HOSPITALITY: Maggie Welden read a report from Yvonne Phreaner that Pat & Donald Beisheim of 2226 Vereen Way, formerly of Rochester, NY are renting in the village. Their phone No. is 280 7154.

PUBLICITY: Mary Harnett mentioned that the Village Voice will be the next paper published. Muriel Davies would like to have information by November 20th. They welcome items for all to enjoy reading.

RECREATION: Carol Jensen reported that 50 people are going to the luncheon at the College.

SECURITY: Chairman Sal Catizone reported that Little River Water Co. will check on Monday regarding the damages done to the front gate.

SOCIAL: Carolyn Ramsbottom reported that the Halloween party was a huge success and the food was great. On November 15 there is a breakfast by the Fire Dept. Also on December 6th there is a breakfast and a trim-a-tree party. Nancy Becker and Irene Fauser are in charge. December 13th there will be a get together for Christmas at 3 to 7 PM with a DJ. The Social Committee will pay for the DJ. Those who plan to attend are asked to bring heavy finger food and their own liquid refreshment. On December 31st the Mollenhauers are going to handle the New Years Eve party with Champagne at midnight.

UNFINISHED BUSINESS:

A. Zoning Matters - Judge Thomas issued an order denying the motion to dismiss the earlier decision. The order was entered and filed on October 22, 1997 but still could be appealed. Our attorney will keep us advised.

B. Complaints - The number of complaints has reduced and we are keeping up with them.

Maggie Welden asked about a fine for replacement of trees on Mr. Collins lot on Plantation Circle. It was suggested that he replace the trees with Dogwood or Bradford Pear, no Willow trees.

C. Regarding guidelines for the Picnic Area, as a result the following addition to the Rules and Regulations is suggested:

1. Under paragraph IV Common Facilities 3. Swimming Pool and Picnic Area, add new item -

b.- Members who wish to use the picnic area for a large group of guests must follow these guidelines. No outside organization is allowed to use the Picnic Area even if a POA member is part of that organization.

(1) Picnics involving more than ten(10) people must obtain permission from the Social Committee and have Board of Directors approval.

(2) There must be fifteen (15) days notice.

(3) No more than twenty-five people in the group.

(4) Four (4) hour maximum time period.

(5) No alcohol or music

(6) There is a rental fee of \$20.00, plus a \$15.00 deposit to be returned within five(5) working days if the area and equipment are properly cleaned.

Maggie Welden moved to accept these new rules and Jojo Flaherty seconded and the motion passed.

D. Regarding Improved vs Unimproved Lots there is no reference in the By-Laws as to what exactly defines these two. As discussed at the workshop there are only two things to be done:

1. Add electrical service

2. Add water & sewer service

If a homeowner removed these his lot would be considered unimproved. Barbara Culver asked that the Board very carefully check the meters and the language must be very explicit. This should be deferred until the next meeting for further checking.

E. Maggie Welden wants a list of those authorized to use the Village truck and who has keys to the buildings in the village. People should check with Larry Presti before taking the truck.

F. Approval has been given to distribute a list to the guards regarding Rules & Regulations to be handed out to prospective real estate buyers.

MEMBERSHIP INTERACTION:

1. Jojo Flaherty mentioned that after the workshop meeting they had to wait by the electronic gate because they had no gatecard. When the guard came back from his rounds he didn't even check who was waiting at the gate for entry, but just opened the gate and let all the cars enter. Sal Catizone will speak to the guards.

2. Larry Holcomb mentioned that you should give your Lot # when talking to the guards for identification.

3. Bernie Spalding asked why we are allowed to rent out the picnic area since it is common area. It is considered the same as the clubhouse.
4. Eleanor Fulmer mentioned that because of experiences in the past there can be no private parties in the picnic area.
5. John Kammerer asked if the Board could consider purchasing a used golf cart for the many volunteers who work in the Village. It was suggested that he ask the Maintenance Committee to put it in their budget for next year.
6. Bernie Spalding felt that no one had the right to ridicule John Kammerer who does a great job. Apparently Mr. Spalding misunderstood the camaraderie since Mr. Kammerer was not insulted.
7. Bob Dedmon mentioned that people are not coming to a Full Stop on Little River Road but are using a rolling stop.
8. Barbara Culver feels that vision is not clear at the Big Landing Road. Jojo Flaherty has advised Mr. Parker about this problem.
9. Sal Catizone mentioned that the Police can only arrest speeders unless the Board sends a letter regarding other infractions.

NEW BUSINESS

- A. Storage Compound - The committee has a few approaches to expanding the area approximately 15 to 24 spaces. One thing to be done must be to budget the money and get permission from DHEC. The committee wants approval from the Board. Should the Board go ahead by submitting the request to DHEC? The Board is willing to put the money in the budget with the proviso that we are not spending it unless it is needed. Jojo Flaherty made a motion which Ann Chipman seconded that the Board is willing to budget for the compound up to \$4,000 for the next budget year and proceed with the effort to get DHEC approval. The motion passed with Maggie Welden abstaining.
- B. Pete Vogelberger mentioned that the changes to the Policies and Regulations of the Storage compound will be given to the Security and the Special Committees for them to approve of these changes before the Board acts on them.
- C. Larry Presti mentioned that people are not reading the rules regarding brush and putting things in the burning pit, etc. Also dogs are not being cleaned after. Pet owners should be responsible for their own dogs.
- D. Regarding Bathhouse No. 1, a special committee must be set up for the best disposition of this property. Right now it is a significant expense. It is also a magnet for vandalism. We should either sell it

or convert it to other uses. Hugh Cotcamp feels that the General Advisory committee could handle this problem. Bud Culver or Barbara were involved in the past. The General Advisory Committee will take it on if the committee agrees.

E. Regarding alternative security systems, a special committee should be established to determine the costs and benefits of another security system. This would involve both discussing with other security systems and interviewing people who have them. Any committee could check with Big Landing also Prestwick. This would be a long term project. Hugh Cotcamp feels that the Long Range Planning Committee should handle this problem. This will be tabled until Long Range Planning is contacted.

F. Regarding the appearance of private properties in the village, we should enforce Item 5 of the Covenants. There has not been a concerted effort to enforce the Lot clean-up except for a few members of the Board of Directors. We could probably do a better job on a regular basis if we ask the circle captains to take the responsibility. It is felt that sometime after Labor Day is a good time for this activity. A statement will be written up for the Board Liaison to give to circle captains.

G. Re cellular phones, a request has come in to the Board regarding phones being used. This was discussed at the workshop since it is rather expensive and the only logical place to keep it is the Guard house. The Board feels that the only sensible way to solve this problem is to put together a list of people who have cellular phones or Ham radios and are willing to make them available in an emergency. Circle captains will get a list for that purpose.

H. Regarding a Next of Kin file for emergency notification. If people voluntarily give some information on next of kin, this info could be listed on their rolodex cards in the POA office. A notice will be in the newsletter. The Circle captains will go around to ask for this information.

I. Larry Presti mentioned that he will be glad to assist people with brush removal, etc. if they will call him for help.

Pete Vogelberger mentioned the death of Larry Strickland of Adams Circle. His survivor is Barbara Brittain. Also Dave Coulter's Mother passed away last month.

ADJOURNMENT:

There being no further business, Jojo Flaherty moved for Adjournment and Maggie Welden seconded and the motion passed. The meeting was adjourned at 10:55 AM.

Respectfully submitted,



Patricia M. Rudden
Secretary
Board of Directors

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