

Windjammer Village of Little River

Property Owners' Association
2200 Little River Drive
Little River, SC 29566
843 249-2460

M I N U T E S

18TH ANNUAL MEETING
SATURDAY, JULY 12, 1997

PRESENT:

Board President
Parliamentarian

Pete Vogelberger
Bill Zerfass
Board Members
General Membership
Hannah Spalding

Board Secretary

This Annual Meeting of the Windjammer Village of Little River Property Owners Association was called to order at 10:00 AM in the clubhouse by President Pete Vogelberger. Bill Zerfass was introduced as the Parliamentarian for this meeting. Mr. Vogelberger announced that it is the Chair's responsibility to be fair and impartial. If anyone desires to be recognized please stand, give your name and lot number, then proceed with comments.

Pat Rudden, M15, moved that we suspend the rules and approve the minutes of the July 1996 meeting without them being read. Sue Yudysky seconded Ms. Rudden's motion which was unanimously approved by the owners in attendance.

Secretary Hannah Spalding read the minutes of the special owners meeting held on January 11 which were accepted as read.

Treasurer John Yonkers identified Barbara Culver, Bill Carter, and himself as members of the 1996/97 Budget and Finance Committee. John continued the Budget and Finance Committee Report stating that almost 50% of the accounts were being automatically debited by the electronic DAD system and all property owners were encouraged to sign up for the free service. In the last fiscal year we spent \$4,000 less than expected and took in \$6,000 more in income than budgeted. John recognized the leadership of Hannah and Ronnie in the office in resolving overdue accounts. Volunteers saved the Village thousands of dollars which would have been spent on paid labor. We can always use more able workers. Many efforts are not quite so obvious as the trash pickups and the Maintenance committee but the Recreation committee, Board Of Directors, committee chairs, and those with computer knowledge all lend valuable aid to the Village. Let us know your skill, don't wait to be asked. John Yonkers then read the Treasurer's Report for 1996-1997 and copies of the new budget were distributed throughout the audience.

Actual spending for 1996-7 was \$4,747 which was less than projected and income was \$6,946 greater. Approved at the last ballot from the Reserves was \$15,600 and we spent \$12,128. Overall the budget income and expenses are \$17,172 under what was budgeted. Peter Volgelberger accepted the Treasurer's Report as presented.

President Peter Vogelberger announced that a quorum is present and the meeting is in business session.

STANDING COMMITTEE REPORTS: The following reports were presented and most are included as a part of these minutes.

ARCHITECTURAL: Bill Stenner reported that 3 new homes were completed this year while an additional 3 are underway. Plans were approved for additions or changes to home exteriors in 4 cases. Approval to remove trees was provided to several owners.

BEAUTIFICATION: Bernie Spalding stated the committee was maintaining the pool and front entrance area to give a more tropical atmosphere. Compost has been sold to aid residents' gardens and 3 stalks of bananas were produced at the pool. Bernie thanked everyone that takes care of their own property and the adjacent POA common properties.

ELECTION: Eileen Anderson reported there were 222 responses, with 500 possible votes. The office staff and all the volunteers who helped get the ballots mailed, returned and counted were thanked.

FIRE & DISASTER: Bob Doty reported for Sid Huish that, because we are in the hurricane season, circle captains should be notified which residents, for reason of disability, will be unable to leave the Village. The committee recommends that gate security be maintained. There is an ongoing problem at the burning pit. Fires are to be started with and monitored by trained personnel only to protect our burning permit. No roof shingles are allowed in the pit.

GENERAL ADVISORY: Paul Jensen reported for Hugh Cotcamp in his absence. Uniform enforcement of rules, a review of developments' pool rules, space utilization of storage compound, improved security including a volunteer force, Intracoastal Properties, competitive bids for next renewal of a security company, and volunteer recognition have occupied the interests of the Committee this year.

HOSPITALITY: Maggie Welden visited owners James Moye at 2156 Adams Circle formerly of Cherry Grove and John Cobb of 2140 Calabash Circle. John is from North Myrtle Beach and his phone number is 249-4593. For the fiscal year Maggie had visited 19

owners and 13 renters.

INSURANCE: Marge Farren reported that insurance was the third largest expense in the budget though there was no increase in premiums. The flood policies expire in August and there might be an increase in our flood policy premium. Generali carries our comprehensive business, officers' liability, workmens' compensation. Peter Nicols, a former maintenance man, has had his injury claim settled by the SC Workmens Compensation Commission. There is a \$159.99 claim pending.

LONG RANGE PLANNING: In George McCord's absence Hannah Spalding read the report which is attached.

MAINTENANCE: Don Mollenhauer reported that Rita Stenner is the unsung heroine of the Village as she manages to keep the trash pickups fully staffed through all vacations, disabilities and weather conditions. Everyone needs to come forward with thoughts and actions to help the Village.

NOMINATING: Ms. Rudden said she was glad to participate in finding candidates but had hoped more of the younger residents would opt to be candidates. Still there were five bright and hardworking candidates available for the 3 vacancies on the Board.

PUBLICITY: Mary Harnett thanked those who wrote for the newsletters. All are encouraged to submit items of interest and the committee would like more workers.

RECREATION: Faye Blace reported that three umbrellas, an outside sound system, thermometer, clock, first aid kit and a redwood glider have been added this year. Additionally improvements and repairs were made to the shuffleboard court, the golf area, poolside chairs and old swing. The Recreation Committee provided playing cards for Pinochle, Bridge and Hand and Foot, prizes for the St. Patrick's Day Parade and a BINGO players' party. Faye thanked the Women's Club for providing 10 polished aluminum lounges for the pool. The reading material in the library is available on the honor system. The recreation volunteers, Beverly Patterson, Sheila Daniels, Marge Schuepfer, Irene Kammerer, Geri Benes and Maureen Grimaldi were given words of appreciation by Faye.

SECURITY: Sal Catizone announced that Bill Rudden, Al Hammond, Manfred David, Andy Welden, Ray Phraener, and Marlow Yonkers were members of his committee. A key for the guard house has been issued to each member of the committee to assist should the guard need to leave. We are still having difficulty with visitors and delivery personnel driving the wrong way on circles and the committee again requests that arrows be painted on the streets.

A sign to grant the right of way to incoming traffic was erected. It was determined that new vehicle stickers are not needed. A copy of the SC criminal law and motor vehicle handbook is available. Although it has been suggested that we give out more than 2 six month passes, the decision is to stay to two. If you need to have boats or other vehicles normally stored at the compound on private property for loading or repair please notify the office or the Security Committee to forestall complaints being processed. There was one major instance of a stolen motor last year. There was also damage at the pier. Problems, violations and vandalism must be reported immediately.

SOCIAL: Carolyn Ramsbottom named the members of the committee: Nancy Becker, Ellie Catizone, Anne Chipman, Jean Davies, Irene Fauser, Ursula Gelczis, Dot Mollenhauer, Rosanne Pazoga, Josie Presti, Sue Rodgers, Sue Yudsky, Dolores Jaska and Barbara Zecca. Betty Aikin served as co-chair of the committee. A calendar of events and facilities was available at the clubhouse. The complete report is attached.

Pete Vogelberger thanked all the committees for improving the Village. This comment was met by a round of applause.

SPECIAL COMMITTEE REPORTS:

BIG LANDING: Pete reported that we, as well as Mr. Parker were frustrated that Big Landing was three months behind schedule. Pete is in constant communication about the projected schedule. Intracoastal Properties hopes to pave by end of July. The sewer system had been accepted then a ground rod was driven through a sewer by a Santee Cooper employee. There was some flooding of POA property until it was redirected.

AUTOMATION: Hannah Spalding reported for Ed Redman that although many aspects of the hardware and software are not state of the art, they are functional. During a recent power outage when the computer was being operated the Uninterruptible Power System functioned perfectly allowing a smooth, error-free shutdown.

John Yonkers presented the operating budget of \$225,000 income, \$209,000 in expenses with \$16,000 going to Reserves. Eileen Anderson moved that the budget be amended so there would be a \$.15 raise for O. Manbeck. Paul Jensen cited Bylaws Pg 4. VII 1. b. as being applicable to this motion. The Parliamentarian ruled the motion out of order. Bill Carter asked if approval of Reserves would be handled as separate from the operating budget and was told it would be. The operating budget was approved with no negative votes. The next items brought to the membership pertained to the Reserve Accounts of the Budget:

1. \$1,600 for pier renovation was moved by John Yonkers. There

being no discussion the amount was approved.

2. \$3,000 was asked for by John to complete the \$2,500 tennis court work begun this year. The amount was approved.

3. John Yonkers motioned that \$2,000 be spent for a new copy machine to replace the ailing one currently in use in the office. \$2,000 was approved.

4. \$3,700 from Reserves is designated to correct flooding problems on Vereen and Georgetown Circles. The expenditure was approved.

NEW BUSINESS:

1. Results of the election - Eileen Anderson reported that the results of the election were:

There were 500 possible votes.

FOR THE BOARD OF DIRECTORS:

333 - Anne Chipman
202 - Don Maione
236 - Chuck Schreiber
428 - Pete Vogelberger
312 - Maggie Welden

Ruth Hawkins, O11, asked for a path along Little River Drive for walkers. Jack Evans agreed since speeding is such a problem. The Board of Directors will take it under consideration.

Jack Evans, H24, pleaded that we stop speeding. Pete suggested filing complaints with license numbers. The county police have enforcement powers in the Village and can be called for chronic offenders.

Larry Presti, N16, reminded everyone to take big items to Rt. 90 and to follow signs at the compound. Cardboard should go in the pit and not the dumpsters, trash and garbage should go in the dumpsters and not the pit.

Len Fauser, M02, suggested that rather than a Tuesday and Thursday dumpster pickup it might be better to have a pickup on Friday. The question was referred to Don Mollenhauer for consideration.

Marge Farren, I12, expressed concern about security. Is Intracoastal Properties going to put a fence up between Big Landing and Jefferson, Franklin and Vereen Circles? Pete answered that if we want a fence: 1. We would have to pay for it. 2. Parker would like to fence from easement North except that he would lose trees. 3. The easement agreement allows for

a joint security committee with Big Landing Home Owners' Association when one exists. During the selling phase we would have to have the developer on the Security Committee. Workers are coming into Village. Call Security or guard. If the workers are on Intracoastal Properties property, regardless of their actions unless obviously criminal, we can't do anything at all. Paul Jensen reminder the members that the rash of burglaries in Carolina Shores were ultimately traced to workers who knew which houses were unoccupied. The foundation is in for the new gate but gate won't be installed until the road is paved. We will continue to monitor the situation. A fence would be expensive.

John Yonkers, J22, reminded the members that last year the opinion poll on speed bumps was negative but if, like him, you find tailgating aggravating and are concerned about speeding cars through the Village we should give special consideration to the curve near Dykman Circle heading out of the Village. John asked the Board to put one speed bump in that area. Larry Presti supported John's assessment of danger at that location based on his experience riding on the mower in that area. The Security Committee was asked to investigate the size speed bump and if it could be installed temporarily. Pete asked Sal and Don to look into the problem and report to the Board.

Leigh Merkle, N21, gave his private opinion that incorporation of Little River is important. Paul Jensen or Pete can answer questions on the subject but the Board has no official position for or against the question. There is a fear taxes will increase but no comprehensive data on a town budget is available.

Yolanda Ferrandi, I06, stated that five people who did not even live here were given vehicle stickers in front of her at the office. No one present knew anything about it.

Marge Kyriakos was thanked by the Secretary for the year-long loan of her company laptop and assistance with copying needs during copier breakdowns.

C. Ramsbottom, P10, moved that the assembly thank the Board of Directors, Secretary and Treasurer for their work in the Village. Sue Yudysky, H19, seconded the motion which was approved by the members present.

Eileen Albert, K35, would like to meet the new officers. She missed not having a Meet the Candidate night. Maggie Welden was out of town on family business. A. Chipman and Pete were recognized.

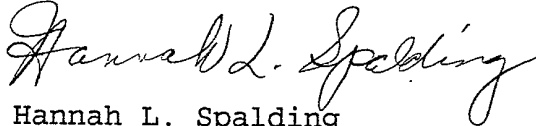
Peter Vogelberger thanked the Board of Directors members, committee chairmen and all who have helped for their support through the year.

MINUTES PROPERTY OWNERS' MEETING 7/12/97

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John Yonkers moved and Yvonne Phreaner seconded that the meeting be adjourned at 11:45 AM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Hannah L. Spalding". The signature is written in dark ink and is positioned above the typed name.

Hannah L. Spalding
Secretary
Board of Directors

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