

WINDJAMMER VILLAGE OF LITTLE RIVER  
BOARD OF DIRECTORS  
SATURDAY, OCTOBER 12, 1996

The October 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, Bud Lamson, and Bob Doty. Bud Culver was absent. All present recited the Pledge of Allegiance.

Hannah Spalding read the minutes for the September 14 meeting which were accepted as read. Due to the lack of a quorum at the September 14 meeting the August 10 minutes were not approved. Bob Doty moved and Carmella Flaherty seconded that having read the minutes they be approved as written and the motion carried.

John Yonkers, read the Treasurer's report for September, which showed a closing balance of \$162,375. The report was accepted by the Board as presented. A copy is made a part of these minutes. Carmella Flaherty moved and Bob Doty seconded that the August Treasurer's report, which was pending approval by a quorum be approved as written. It was approved.

STANDING COMMITTEES:

No reports were provided by Architectural, Fire & Disaster, Insurance, Long Range Planning, Nominating, and Security committees.

Beautification - Bernie Spalding thanked everyone for all the help they rendered him while he was ill.

Budget & Finance - John Yonkers announced that Dues Automatically Deducted (DAD) will be effective on the third of each month beginning in December allowing ample time for posting of pension checks sent to banks on the first of each month.

Election - <sup>Carol</sup> Jensen announced that with the help of the Fausers, Bernie Spalding and the office staff the revised covenant ballots were mailed out early and were due in by the first of November.

General Advisory - Hugh Cotcamp stated that General Advisory studied how 6 similar communities operate their pools and enforce rules at their pools. The committee determined that our rules are in line and should be retained. General Advisory will review the subject in detail with Board of Directors at their convenience. More active involvement of security personnel in controlling what goes on at the pool may be proposed. These additional duties might impact contract with Coastal International Security. Hugh mentioned that Carolina Shores has a powerful Pool Committee that enforces rules.

The committee was concerned about complaints. In a test case they

MINUTES OF OCTOBER 12, 1996

rode through the Village and submitted written complaints to the Board of Directors based on observed infractions. The committee will assume responsibility to maintain the rules and regulations for the Board of Directors and keep the master copy up to date.

The compound is full and we are constantly looking for space. Rules changes to free up space will be looked at in the workshop before the next Board meeting.

Hospitality and Rental Committees - Maggie Welden visited Stormi Roberts and Don Elsenheimer of 2130 Adams Circle, formerly of Garden City and Judy Panerello at 2116 Lexington Circle formerly of North Myrtle Beach. Joan and John Nemeth have moved from Georgetown Circle to Marion Circle. Maggie observed that more young, working couples and young children are moving into the Village impacting the supply of volunteers.

Maintenance - Don Mollenhauer joyfully reported that the recycling bin delivered by the county was a big improvement and a significant elimination of work. There are trees that have to come down and a volunteer group will be formed to handle the work.

Publicity - Mary Harnett reminded all that articles are needed by the 20th for the PS. She needs something to include in the newsletter from committee chairmen. There will be a special article on history in the upcoming PS.

Recreation - The committee obtained speakers to project music outside into the pool area. Another thank you for Paul Reinhardt who handled the requisition and installation. Faye asked that reservations of the picnic area be made through her but the Board took no action making that request a rule. She reported that Bingo profits have gone for 10 new brown chairs and 8 blue chairs. The blue chairs will be used in the Library, formerly the Red Room. Faye reported that the Library's new carpet, table and some chairs were all given to the Village for everyone's enjoyment by the Women's Club.

Social - Carolyn Ramsbottom announced a casserole dinner will be held October 18. The bus trip on the 19th of November will go to the zoo in Columbia if we get enough people. The Christmas party will be held Dec. 14 given by the firemen. December 5 is the date of the Christmas Tree Trimming party at the Clubhouse.

Special Committee Reports:

Automation- no more reports will be requested.

Covenants Changes- No more reports will be requested. Ralph Cope has moved from the Village.

Vereen Property/Big Landing - Bob Dedmon reported that Marlboro Contractors and their subs are working six day weeks doing rough work.

MINUTES OF OCTOBER 12, 1996

Some finish graders have been on site. Bob walked the property the preceding week. Many trees were lost in the storms after the thinning took place. Construction is on schedule. Water on the easement is being worked on.

UNFINISHED BUSINESS:

A. Zoning Matters - Rogers, Braswell/Tubb - The Zoning Board of Appeals suit, scheduled to be held at 10 AM on Oct. 8 in the Courthouse in Conway was canceled due to the judge's schedule conflicts. We hope to reschedule on the next non-jury type calendar with a judge that will do justice to the case. The Braswell/Tubb case is being tabled by the Appeals Board awaiting the Rogers Case settlement.

B. Status of recycling program - A new bin is being leased and is at the pit. Originally we were to purchase a bin but the county is not yet organized as to what to do with containers. We would get a used one for \$4300. Each time it was picked up it would be replaced with a different container. A six months lease at \$100 a month gives us time to review the situation. No garbage can be put into the recycling container but you can put plastic bags of cans and glass just in one side altogether. The VFW may have to stop collecting aluminum cans if the county wants the cans. Maggie Welden urged us to publicize and encourage recycling.

C. Lot cleanup was deferred during the growing season. In Nov. we will do another drive through. Letters will go out again to those with unsightly lots.

D. Intracoastal Development - 1. The gate seems to be a chronic problem. Harold Parker, the Realtor for the project will be spoken to about our concerns. Intracoastal has hired Santo Grimaldi and his daughter to guard the gate during the period it is open. 2. Escrow funds - Fifty thousand dollars has been deposited and will remain in escrow. No detail plans for the easement and gate are yet available. 3. Dust and drainage will be cared for by the contractor. Funnel complaints through Bob Dedmon or members of the Board of Directors not directly to the workmen who must answer to their bosses and not to us.

E. Long Range Planning Recommendations - made assignments mostly through Maintenance. No progress yet.

F. Hurricane/Storm Plan - No further report at this time. Will work on a report for the future. May need outside contractor help depending on the severity of the storm.

G. Need for a log/brush chipper - The maintenance committee and board will discuss the necessity of having one 12 months of the year. Maintenance, Fire & Disaster and Beautification Chairmen will make a recommendation to the Board. The hurricane season is about at an end and we still have a lot of brush and trees to clean up. Bob Doty asked if the rented 6" chipper was big enough to do the job but Bernie

MINUTES OF OCTOBER 12, 1996

Spalding said it did not handle all our needs and the 9" chipper that was demonstrated was \$4200 more but it would handle the size of the trees we needed to chip.

I. Golf Practice Net - Insurance Claims - No additional information is available at this time.

J. Complaints - There are nineteen on the list. Please submit written complaints so they do not fall through the crack and are under office control.

1. ICP will remove an oak that became dangerous near 2211 Swamp Fox after the roots were disturbed.

2. Dykman drainage - grates have been replaced and Fire department will attempt to flush out the pipe next week.

3. 2106 Georgetown drainage problem - homeowner has contractor attempting to design a French drain.

4. Animals running loose - letters have been written to the owners and everyone is reminded that pets must be restrained.

5. Wrong way driving was resolved by a phone call between the President and offender.

6. Commercial vehicles, boats, trailers, and derelict vehicle will be dealt with by sending letters to the owner of the vehicles and if they are renters, a copy to the owner or property manager.

7. Swamp Fox lot owned by off-site owner is being handled by his real estate agent who is getting an estimate for cleanup.

8. The tree was removed from Smith house on Plantation.

9. Turns from the easement road - Bob Doty spoke that it will happen and we will try to control. If you see anyone turn onto our road report to guard or Board of Directors the time, license number and truck and driver description.

Hugh Cotcamp expressed concern about drainage per easement agreement. Only one blockage would result in Lake Windjammer. The plans at the office do not look detailed enough to assure enough to remove concern. Hugh suggested a meeting between Parker and the Board of Directors. Bob Dedmon said there will be two ponds to serve as catch basins. George McCord asked if the ground water level was changed as for the first time he had eight inches of water in his basement. The water table is high and as it goes down the percolation will improve. David Omer of 2148 Marion Circle said there is a line burst on Marion Circle to the north leeching out of ground. Bud Lamson said it has been like that for 3 years. The lake in Vereen Gardens that runs behind Marion and Lafayette Circles may be the cause per Leigh



MINUTES OF OCTOBER 12, 1996

Merkle. Bob Lewis tries to keep the line clear.

10. The tree behind 2118 Calabash is taken care of.

There are plenty of complaints with lots of opinions. The Board is trying to address them and reduce the volume of outstanding complaints.

MEMBERSHIP INTERACTION:

Social committee asks that the Board of Directors pay for cleaning of the kitchen stove. D. Mollenhauer said it was part of the cleaning lady's job and should have asked for before it was spent. The Social Committee will pay the \$50.

Radar guns for monitoring speeding are available for \$150 per George McCord. The Security Committee should look at it.

Leigh Merkle reported that people going through stop signs can be punished under law as our signs are regulation.

Bob Doty reported that the bridge on Rt. 179 will be closed Oct. 15 for at least two weeks.

Paul Reinhardt felt that across the easement road the sawhorse at Brunswick needed reflectorized tape. Pete Vogelberger asks that they remove after dark.

NEW BUSINESS:

A. Security Guard contract - proposed to renew at the end of the year. Raise rate from \$7.5 to \$8. Last year \$7.25 to \$7.5 but there had been no raise the previous three years. The minimum wage law increases rates. We can handle within budget but will try to mitigate the pain. Bob Doty moved that we suggest \$7.75 next year and \$8 for 1998. Carmela Flaherty seconded the motion which passed.

Maggie Welden asked if the guards patrolled the circles and was told that they do at irregular intervals. Some people have been let into the Village without permission and the security committee needs to provide better guidance.

B. Little River Incorporation - Andy Welden asked that the petition for incorporation be signed by Board of Directors in the name of Property Owners Association. Bob Doty said that was not a good idea and made a motion that it not be done. Eileen Albert objected to the request as a property owner who does not support incorporation. Carmella Flaherty seconded the rejection of incorporation and the Board agreed not to sign.

C. Jackson Circle Trailer - There was no written complaint received and we could not reach zoning planner. Guards said many

MINUTES OF OCTOBER 12, 1996

trailers went out and came back after the hurricane. Attorney advised that hurricane was extenuating circumstances and will not report as a zoning violation until we get Braswell/Tubb resolution. Hugh Cotcamp said let the county decide if it is a zoning violation in a hurricane and we should file a complaint.

D. In conjunction with the easement work 11 or 12 pedestals and an amplifier for Cox Cable need to be moved off the roadway. The President discussed with Cox where it is more convenient for locating the equipment from a servicing perspective. The question before the Board is should the cable company move on to the easement, should we ask the property owners permission or can the POA give permission to locate the pedestals on private property. Bob Doty asked if there was any other easement between the properties and the fence. L. Merkle said there is not easement along that area. Larry Presti said that it is preferable to have the pedestal in the back rather than the front of the house. He is one of the private property owners impacted. Bob Doty reminded all that the pedestal would be against the easement fence. Bill Stenner said it would be beneficial for the property owners as trouble clearing would be easier.

Hugh Cotcamp said Board of Directors does not have any authority to grant easement on private property but Pete Vogelberger disagreed. Hugh Cotcamp advised that it would not be wise to use that authority against private property. Paul Reinhardt said utilities should be on the site plan so we can make a decision. Larry Presti said the cable and water to ICP are installed under the easement. Bob Doty moved that the cable company be advised to negotiate with the private property owners relative to the placement of cable equipment. Bud Lamson seconded the motion which past.

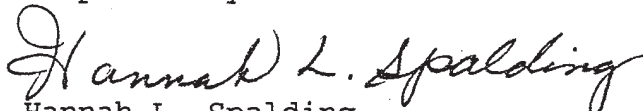
Kathleen Cartier, a renter on Brunswick Circle died Oct 11, in Va. Mr. Gelczis of Dykman Circle lost his mother during the last week.

Hannah Spalding reported the schedule for flu shots in the area.

ADJOURNMENT:

There being no further business it was moved by Bob Doty and seconded by Carmella Flaherty that the meeting be adjourned at 9:48 AM.

Respectfully submitted:



Hannah L. Spalding  
Secretary  
Board of Directors