

WINDJAMMER VILLAGE OF LITTLE RIVER  
BOARD OF DIRECTORS  
SATURDAY, NOVEMBER 9, 1996

The November 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 were absent. All present recited the Pledge of Allegiance.

Hannah Spalding read the minutes for the October 12 meeting which were accepted as read. John Yonkers, read the Treasurer's report for October, which showed a closing balance of \$16,534. It was accepted as read.

STANDING COMMITTEES:

No reports were provided by Beautification, Budget & Finance, Fire & Disaster, Insurance, Long Range Planning, Nominating, Security, and Recreation Committees.

Architectural - Chairman Bill Stenner discussed a plan for Larry Presti to extend his workshop to the end of house and put on a screen porch. Based on the plan submitted the request Bob Doty moved and Carmella Flaherty seconded that it be approved. Mr. and Mrs. Summerall are building on Lot 48 of Adams Circle, 2151. No objections to their submitted request for a variance were received. Bob Doty motioned approval of the variance and plan, Carmella Flaherty seconded. The motion passed and the Board complemented the committee for helping the property owner get the most house possible on the lot.

Election - Peter Vogelberger reported for Eileen Anderson that the committee counted the vote and it appears that sufficient votes were received to meet the requirements for number of property owners voting. The December Village Voice will contain a notice that there will be a member meeting in January following the Board of Directors. The high turnout is a credit to everyone who voted and urged others to do so.

General Advisory - P. Jensen reported for Hugh Cotcamp regarding the pool enforcement study undertaken by the committee. River Oaks, Prestwick, Waschesaw, Tidewater, River Hills, and Carolina Shores regulations and results were examined. None of these developments left the enforcement of the rules to the persuasion of members but rather to security or administrative staff. Remembering that DHEC regulations take priority the committee recommended that observations of problems be reported to security personnel and we instruct security how to enforce rules. Another suggestion was to appoint a pool committee which

would serve with identification of their position.

Hospitality and Rental Committees - Andy reported for Maggie Welden that she had visited Marian and Ed Malone of 2134 Lexington Circle, formerly

of Durham, NC and Gina and Teve Quinton and children Kyle, 9, and Justin, 4, of 2189 Plantation Circle formerly of Spartanburg.

Maintenance - Don Mollenhauer reported that several projects are underway - striping the roads, constructing pads for the recycling container, covering the pool, and installation of filters to the air conditioners at the clubhouse. Bob Dawson is the contact for problems with trees on POA common property. There were 11 requests to remove POA trees. Two had been removed, 3 were to be looked at by State Forestry personnel, and the rest need to be looked at. Bill Stenner recommended that POA tree removal be handled by the Maintenance committee as that would get us a better price with no involvement of the Architectural Committee which maintains control over permission to cut private property trees. Board of Directors will take under consideration the recommendation.

Publicity - Mary Leeper reminded everyone that material for the Village Voice needs to be in by the 20th of the month. Ronnie Dawson needs volunteers for Vereen and Swamp Fox Circles for distributing newsletters.

Social - Carolyn Ramsbottom announced that the Christmas tree trimming would be on December 5, with cookies from the bake sale served with punch. November 30 the clubhouse, library and kitchen will be reserved for a private party. On December 7 the library and kitchen will be used for a private party. In November there will be a bus trip on the 19th to the zoo in Columbia for 29 people. The Christmas party will be Dec.14 given by the firemen.

#### Special Committee Reports:

Vereen Property/Big Landing - A Village resident was almost hit by someone running the stop sign at the crossing of Little River Road. Everyone is reminded to be careful.

#### UNFINISHED BUSINESS:

A. Zoning Matters - Rogers, Braswell/Tubb - Regarding the Zoning Board of Appeals suit, it is scheduled to be held at 10:30 AM on Nov. 12 in the Courthouse in Conway before Judge Paula Thomas. No new testimony will be given and the case will be decided based on the record of the previous court case. There will be a statement by the attorneys. It is important to have a good showing to show our support of the zoning ordinance.

Braswell/Tubb case is tabled until the Rogers case is decided. The Newsome trailer on Jackson Circle complaint is tabled till Rogers case resolved.

B. Lot cleanup is deferred during the growing season. In November the committee of two directors will do another drive through to list unsightly lots.

C. Long Range Planning Recommendations - The bulk of them went to the Maintenance Committee which is working on recommendations. A couple were for the Security Committee which need to be addressed.

D. Hurricane/Storm Plan - No further report at this time. Fire & Disaster Committee will work on a report for the future.

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

F. General Advisory Committee had a workshop at which the survey was discussed at length. There were several complaints about the pool but there was not a single written complaint during the past summer about the operation of the pool. Discussion included the following thoughts. Full time guards would be a substantial budget item which would not get approval. It is difficult to get volunteers on a seven day a week basis. Problems should promptly be reported to security force which should be instructed how to handle same. We can hire a new company if this does not work. Random guard visits to the pool during the day should be conducted. Once a weekend spend extra money to monitor pool to demonstrate our seriousness about the pool rules. Installation of a direct phone line to the guard. No motion was submitted.

G. Complaints - Since the last meeting 19 were received, 7 were cleared.

#### MEMBERSHIP INTERACTION:

L. Presti discussed the recycling sign instructions. Please do not throw garbage into the recycling bin. The County printed a special copy of its recycling guide and gave us 300 copies. The recycling container was emptied in less than a month after it was brought to the Village. It will need twice a month emptying in the summer due to larger population in the Village.

Bob Dawson asked if we are going to put up stop signs on Little River Rd for our drivers. We may put some up in the future to protect our owners, residents and guests.

David Omer, a new property owner on Marion Circle, asked about the possibility of an overpass over Little River Rd. The

easement agreement did not include such an expenditure by the developer of the Vereen Property. Stop signs and no turn signs should be sufficient.

Mr. Dawson objected to utility contractors doing work in the Village without our permission. The incident that initiated the complaint was that a Cox cable subcontractor dug up electric wire and interfered with the operation of street lights. The fix was put on the wrong side of meter and created a dangerous situation.

The guards have been letting people in with boats without being accompanied by the owner. Guards have been told that the owner is to be at the gate when the boat comes in.

Cox cable will get individual easement agreements through South East Land Co. There was discussion of the ability of the Board of Directors to give permission for Cox Cable to leave equipment on common property. Peter Vogelberger needs to investigate. He expects they already have an easement. Mr. Dawson wants to know the result of the investigation. L. Merkle said that in '83 or '84 an agreement was made with Jones Cable to put equipment anywhere needed. Mrs. Ramsbottom asked about the amount of easement behind properties and was told that it varied.

Pat Rudden asked about allowing children in pool diapers in the big pool as a pool diaper is totally sealed. Paul Jensen will provide the DHEC reservations to the Board of Directors. Rule says no children of diaper age are allowed in main pool to prevent the necessity, expense and inconvenience of having to drain and refill the pool in case of the introduction of harmful bacteria in violation of DHEC regulations on public pools.

#### NEW BUSINESS:

A. Pay Raises for Office Manager and Maintenance Man - As they have both completed period of probation and done a good job so far salary increases were discussed. Carmella Flaherty, Director in Charge of Personnel, motioned and Bud Culver seconded that they receive raises effective 11/7. The motion was approved by the Board of Directors.

B. Little River Water & Sewer Plans - Bud Culver does not see why Intracoastal Properties should not use the easement to 179 instead are running through the Village. Peter Vogelberger explained the plans. Pumping station #1 in the ravine between Lafayette and Adams Circles will be replaced, eliminating the dry well with insertion of a large pump to a 17' wet well with more efficient pumps. Except for the electrical panel the new pump will be flush with the ground. Pump #2 at the corner of the easement and Little River Rd. will be eliminated. Sewage will go

to an Intracoastal Properties larger well with pump that will send the sewage back down the easement road to enter a force main currently used through Pump # 1. Concern was expressed about capacity with the additional building of possibly 60 homes in Windjammer Village as well as the 100 in Intracoastal Properties. We were assured by George Adams, Little River Water & Sewer Manager, that the system will handle these additions. Bud Culver said we are taking this at face value as we are not authorities. The Board Of Directors was asked to get assurance in writing as to capacity. G. McCord asked about the size of pipes which were shown at the meeting with George Adams.

Bill Stenner reported that the Liberty Circle pump has clogged three times since he lived here but that is not involved with the changes. Andy Welden suggested an independent engineer analyze the plans and testify as to the capacity. Don Mollenhauer said Little River Water & Sewer might pay for such a study. Paul Reinhardt said there must be a state regulatory agency that must have approved the plans. If there is any problem with capacity the moratorium should be on Intracoastal Coastal Properties before us. L. Merkle said Little River Water & Sewer bought our system from MAR for \$1 and agreed to be responsible for it. Andy Welden asked if we were to approve these plans. Peter Vogelberger said we didn't have any choice. There was no motion to get more information.

C. Compound Rules are enforced by the Security Committee. Spaces are allotted for only one year at a time. If the holder is not following rules, free up the spaces. Compound people are to give recommendations in writing. A lock combination improvement is being investigated.

D. Additional Budget for Tree Removal/Cleanup (\$2113 balance in Natural Disaster pot). Bob Doty motioned that \$2100 be used to remove trees that came down in hurricanes. Carmella Flaherty seconded and the motion carried.

E. Political Signs in yards are prohibited and were taken down after owners were spoken to.

F. Georgetown Circle Drainage Problem - A complaint has been received regarding flooding of McCord's and Fleming's lots. Expertise is needed to examine the situation and money might be needed for curbing. The feasibility of a French drain was determined to be impossible as there was nowhere to drain the water. Peter Vogelberger will investigate.

G. Concrete pads for recycling containers - we are leasing the container and it is questionable if we would ever want to buy them. Bud Culver motioned that we use some of the \$4100 to pour pads to hold the containers. Carmella Flaherty seconded and the

MINUTES OF NOV. 9. 1996

6

motion passed.

The Board expressed the sympathy of the property owners to the families of :

Oswald (Ozzie) Beusse of Jefferson Circle,  
Lester Kotarski of Lafayette Circle, and  
Harold Bade of Brunswick Circle  
who had died since the last meeting.

ADJOURNMENT:

There being no further business it was moved and seconded that the meeting be adjourned at 11:05 AM.

Hannah L. Spalding  
Secretary  
Board of Directors