

WINDJAMMER VILLAGE OF LITTLE RIVER
BOARD OF DIRECTORS
SATURDAY, AUGUST 10, 1996

The August monthly meeting of the Windjammer Village Board of Directors was called to order by Peter Vogelberger, President, at 9:00 AM in the Clubhouse. Board members present included Carmela Flaherty, Bud Lamson and Bob Doty. Bud Culver was not in attendance. The Pledge of Allegiance was recited by all.

The Secretary read the Minutes of the July 13, 1996 regular meeting which were approved as read and the July 25 Special meeting which were accepted as read with noted corrections. The Treasurer's report for July, which was given by Hannah Spalding, showed a closing balance of \$172,371. The report was accepted and approved by the Board and a copy is made a part of these minutes.

STANDING COMMITTEES:

BUDGET AND FINANCE: Materials to be turned over to the CPA are being gathered and there is a transition of responsibilities to the new Treasurer, John Yonkers.

FIRE AND DISASTER: A written report is attached to these minutes which summarized states that "the system worked" for handling a hurricane but needs to be fine tuned. Specific recommendations are to rotate volunteers at pit every two hours and buy a chipper with a 9" cut.

SOCIAL: Carolyn Ramsbottom announced that Betty Aiken is the co-chair and Dolores Jaska is the Treasurer of the committee for the new year. The committee wants a representative from each circle and still needs several people to perform that function. There will be a Pig Roast on Sept 2. Don Mollenhauer will cook and all volunteers who worked on Hurricane Bertha and their and spouses will be given free access by the Board of Directors. The picnic will be open to all remaining Village residents on a fee basis.

BEAUTIFICATION : In Bernie Spalding's absence due to hospitalization, Hannah Spalding reported that the Village and the chairman are both recuperating from the hurricane. The banana trees are blooming at the pool and a stalks of bananas are forming. Hannah asked "Please don't pick the bananas."

ELECTION: Eileen Anderson and the committee are working on a new ballot for the covenants approval.

PUBLICITY: There is no Newsletter for July and August. Mary Leeper asked for material for the September Village Voice by August 20th and several suggestions were made during the course.

of the meeting of information and documents that should be included. The Village Voice is mailed to non-resident owners.

There were no reports from the Architectural, Hospitality, Long Range Planning, Recreation, and Nominating committees.

SPECIAL COMMITTEES:

There was no report from the Automation committee.

BIG LANDING: Harold Parker met with Pete Vogelberger and provided him a copy of the contractors' insurance policy. It has \$2 million liability coverage and \$1 million for auto liability plus \$100,000 workmen's compensation. Intracoastal Properties (ICP) has made arrangements with Horry County to allow sewer hookup along the easement. The question of the county giving title to Vereen Rd to ICP is unresolved. With ICP holding title they could make the road private and have more flexibility in their entrance gate placement. In a couple of weeks equipment for layout and rough grading should be coming in. There is a question about how much money needs to be in escrow with their attorney for restoration of the easement should ICP go bankrupt in the midst of construction. Mr. Parker suggested \$50K which we will discuss with our attorney. Cost estimates to be reviewed need to be provided. We need to see about harvesting trees on the easement. The morning of the meeting a bulldozer left tracks on Little River Rd. It was suggested that boards be put down for the equipment to go over. A copy of the easement agreement is to go into the Village Voice. Pete Vogelberger asked that as village residents are working or walking near the gate that the locks be checked as they were unlocked recently. ICP and Marlboro Constructors Project Manager John Hyman have keys.

COVENANTS: Hugh Cotcamp, Bob Doty and Pete Vogelberger will work on a cover letter to go out with the ballot. Ralph Cope will write an explanation of the fining system to go in to the Village Voice.

OLD BUSINESS:

GENERAL ADVISORY: Hugh Cotcamp accepted chairmanship of the General Advisory Committee.

MAINTENANCE: Don Mollenhauer accepted position of chairman. The Village thanked Bob Dawson for his fine and hard work during the past two years since he has been head of the committee. It was moved by Bud Lamson and seconded by Bob Doty that Hugh Cotcamp and Don Mollenhauer be confirmed as chairmen of their committees. The motion passed.

There is no schedule for the court hearing of our suit against the Zoning Board of Appeals in the Rogers case. Our attorney is attempting to get it on the court docket.

Letters were all sent by county zoning authorities to Braswell/Tubb telling them to remove the trailer. They can be taken to Magistrates Court by the county if they do not remove it. The Zoning Administrator turned down grandfathering of lot and Braswell/Tubb have appealed. Monday night, August 12, there may be a hearing in Conway. Members were asked to attend. Our attorney is trying to get this hearing deferred until after the court case on the Rogers' lots is decided. Notice will be posted if the hearing on August 12 is deferred, otherwise plan on attending.

There is no progress on recycling pickup by the county since last meeting. Nothing was resolved by the county board so we will defer purchasing recycling equipment until county notifies us they will pick up our recyclables.

The Long Range Planning Committee report is being addressed by individual board members who are liaison with the committees most impacted by suggestions on the report and the chairmen of the committees. Hugh Cotcamp in the General Advisory committee will handle the pool monitoring question but Bud Lamson will discuss with Don Mollenhauer of the Maintenance Committee the remaining items. Maintenance of common properties will be referred to the Beautification Committee. Speed bumps are mentioned under roads and will be addressed by the Security Committee as there are people there with ideas and experience in traffic control. Everyone was asked to bring to Bob Doty and Sal Catizone any opinions, ideas, suggestions for speed control.

Rev. Rules: One further clarification of language was needed. The new rule is attached to these minutes. Bob Doty moved that the language be included in the new rules, Carmela Flaherty seconded the motion and it passed by a voice vote. A full update of the rules is in progress and will be printed.

There has been a claim against our insurance for the damage done to a screen porch by a golf ball hit from the golf practice net. Carmela Flaherty will follow up with the insurance chairman as to whether we are covered or if owner will have to be covered by their homeowner's insurance.

Membership Interaction:

Carol Jensen commented that prior to the hurricane police made some people sign a form and provide next of kin if they were not going to evacuate. Carol's question was why was it only done by the police in spotty sections of the Village. The Security committee will be asked to contact the authorities to check on-

the question but it is thought that as Leigh Merkle reported that the mandatory order was changed to voluntary while the police were in here.

Leigh Merkle reported that Carolina Shores received Federal government help in removing storm debris. He would like the board to investigate how the help was obtained and what we need to do in the future should we need it.

Carol Jensen emphasized that the slide in the playground is dangerous. Faye Blace is having it removed as soon as maintenance can take it apart by a blow torch because it is anchored in cement. It will be blocked off until removed.

Al Hammond asked if the Board was notifying absent property owners of downed trees. A few inquiries to the office were made by non-resident homeowners and their property was checked for them as a courtesy but no wholesale notification has been attempted. Bud Lamson will handle a tour of the circles to add to the lot clean-up list.

Hugh Cotcamp, past President, emphasized the need for a plan for the next storm. He said we need to have heavy equipment come in and are lucky only one volunteer ended up in hospital.

Carolyn Ramsbottom asked that anyone who feels they should be added to the volunteer list for the picnic contact her.

A clarification on the appeal of the Rogers' lots was made for Paul Jensen. Only those five lots are presently grandfathered and Braswell/Tubb are making a separate appeal for the grandfathering of their lots.

NEW BUSINESS:

The Board needs input from individual property owners who see items on common property that need attention as the property owner has a better view of the situation than a passerby would from the road. Bob Doty moved and Bud Lamson seconded that authority given in Article 7 for non-budget expenditures related to natural disasters be invoked and \$5000 be set aside to remove trees which are damaged or dangerous. The motion passed. Bob Doty motioned that under Article 7,1, D \$1200 be set aside for other damage repairs from Hurricane Bertha particularly the floating dock. Carmela Flaherty seconded the motion and it passed.

Bob Dawson asked if trees would be cut down if healthy just because a homeowner fears they may fall in the future. Pete Vogelberger said we would try to get the State Forester to give an opinion if there is a question about whether they are hazardous. If the tree on POA property is healthy and not in-

situation where rains will erode support from the roots the concerned property owner must get Architectural Committee permission and pay for the removal. Even in drainage area some tree roots are actually stopping erosion. If mushrooms, pine borers or other obvious signs of disease are present then the tree needs to be removed. Pat Rudden advised all to write a certified letter with return receipt to adjacent property owners if it is felt that their tree is a danger to your property to prove negligence and responsibility should the tree damage your house. Our insurance company said fallen trees were an act of God and it is the homeowners responsibility to claim under their own policy. Pete Vogelberger has an action item to review all the Village insurance coverage.

Maintenance man Pete Niclas joined us in April. He found a higher paying job and resigned effective Friday, August 9. The board posted a notice for the job. Carmela Flaherty, 2nd Vice-President in charge of personnel, moved that Larry Presti be our new maintenance man. Bud Lamson seconded the motion and it passed.

In an emergency it is valuable to have a contact for residents. It is asked that everyone provide the office a name and phone number so the proper people can be notified.

At the recommendation of the Fire and Disaster Committee Bud Lamson moved that a \$50 donation be sent to the Little River volunteer Fire Department Recreation Fund in appreciation of the speed with which they came in and cleared the roads for us after Hurricane Bertha. Carmela Flaherty seconded and the motion passed. Letters are in the works thanking Santee Cooper, Cox Cable and Little River Water and Sewer Companies as well as the Little River Fire Department for all their assistance during the storm.

All were reminded that cats as well as dogs are not allowed to run loose in the Village. The dog wandering around the office parking lot may be from the neighboring nursery.

Bud Lamson motioned and Carmela Flaherty seconded that the meeting adjourn at 10:30 AM. there being no further business. The motion passed and the meeting adjourned.

Respectfully submitted,



Hannah L. Spalding
Secretary

Windjammer Property Owners Board of Directors.