

WINDJAMMER VILLAGE OF LITTLE RIVER
BOARD OF DIRECTORS
SATURDAY, SEPTEMBER 14, 1976

The September monthly 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 and Carmella Flaherty. Bud Lamson, Bob Doty and Bud Culver were absent. All present recited the Pledge of Allegiance.

President Vogelberger announced that Bud Lamson had been called to work on short notice. Since there was no quorum any votes would have to be made in a special meeting. The absence of a quorum does not stop the possibility of debate and membership comments.

The Secretary read the Minutes of the August 10, 1976 regular meeting. Pete asked for an addition of the rule on modular homes. The minutes will be accepted by a vote of the Board at a later time. Pat Patterson has repaired the sliding board which was mentioned in the minutes as being slated for removal.

John Yonkers, the new Treasurer, introduced himself as a retired banker. He read the Treasurer's report for August, which showed a closing balance of \$158,988. The report will be accepted and approved by the Board at a later time. A copy is made a part of these minutes.

STANDING COMMITTEES:

No reports were provided by Architectural, Beautification, Election, Fire & Disaster, Insurance, Long Range Planning, Nominating, and Recreation Committees.

Budget & Finance - John Yonkers announced that former POA Treasurers Bill Carter and Barbara Culver will remain on the committee for the coming year.

General Advisory - Hugh Cotcamp stated that Don Mollenhauer, Ralph Jones, Max Chipman, Joe Goldner, Bill Brittain and Paul Jensen are members of the committee. The first meeting has been held. General Advisory is studying how similar communities operate their pools and enforce rules at their pools. A preliminary report will be presented at the next meeting. Pete thanked Hugh for his dedicated help during the hurricane and the easement construction, especially in Pete's absence.

Hospitality and Rental Committees - In Maggie Welden's absence, Irene Kammerer reported that Maggie had visited Cindy and James McKeone and 8 year old son Patrick at 2122 Lexington Circle, formerly of Schuylkill Haven, Pa., Carl Wachter, guest of Mr. and Mrs. David Ross at 2104 Marion Circle, Kym and Neil Masters and son Alan at 2232 Vereen Circle formerly of Williston Park, NY. and Barbara, David and Jane Omer at 2148 Marion Circle of Hopkins, SC. Maggie also visited renters Maria and J. Antonio Perez of 2273 Vereen Circle formerly of Richland, Pa, Melissa and Marty Kucic and three year old Christopher and one and one-half year old Ashley at 2117 Adams Circle formerly of Calabash and Linda and J. Robert Seachrest and daughter Stacey formerly of High Point, NC.

Maintenance - Don Mollenhauer expressed his personal appreciation of Bob Dawson for his prior work as chairman and his continued assistance on the committee. Don plans on including highlights in a monthly letter and asking for volunteers for various projects. Don reminded everyone that leaves and pine straw are to be in bags to be picked up and should never be placed on Little River Road.

Publicity - In Mary Harnett's absence Marion Kellner asked that news items be delivered by the 20th for the October PS.

Security - Sal Catizone reported that the new closing time for the compound is around 9 PM. Between May and August a 15 horsepower motor was stolen from the compound. If anyone saw anything suspicious, Sal would like to speak to them in confidence. Sal reminded the Board that speeding regulations can be enforced by County police inside the Village. The main entrance and exit roads need better markings for strangers. Chairman Catizone stressed that complaints should be given him or the County police immediately. Written complaints are filed on a complaint form so they can be tracked and acted upon. These complaints are confidential because the name of the complaint does not even go to the Board. The erection of no passing signs was suggested by Lee Merkle.

Social - Carolyne Ramsbottom announced that every circle was now represented on the committee. A calendar of activities is on the board. On Sept. 11 the committee met and made plans for the year. Carolyne thanked Don Mollenhauer, the chef despite a dislocated shoulder, especially for the Pig Pickin' ~~and~~ Labor ^{aw} Day. In addition, Carolyne thanked Don's wife, Dot, and all the rest of the committee for a great time. A Coal Miner's dinner will be held either Oct. 18 or 20. In November there will be a bus trip on the 19th to the zoo in Columbia. Everyone who goes will be back in time for pinochle. October 15 is the deadline for the money but we must have 46 people to go ahead with the trip. Dec. 5 will be the evening we will put up Christmas ^{mas} decorations. The Christmas party will be Dec. 14 given by the

firemen. Carolyne needs St. Patrick's Day parade/dinner and July 4 picnic chairs.

Special Committee Reports:

Automation and Covenants Changes had no report.

Vereen Property/Big Landing - Bob Dedmon began by stating that the development has started as was inevitable. Intracoastal Properties must control all water coming from their land and will probably have 2 holding ponds at least 4 feet deep. Dust problems have been addressed. The development is fairly on schedule. DHEC was on site and a few small changes are necessary. Trees are available for the taking but watch out for the machinery. Everyone got a copy of the new easement. Please read it. We can't wish the development away. There will be some inconvenience. We are no longer in our little cloister. Intracoastal Properties was trying to save trees along the easement but now people want more cut. If the cross road is torn up, Intracoastal Properties will fix it. Any consideration of our main gate use is closed as utilities had to go down Vereen Rd. and it is expensive to lay them. Intracoastal Properties might as well pave the road, fence it and make it attractive for prospective buyers. The developers do not want prospective buyers to look at trailers on the way to an expensive subdivision. Bob asks that you funnel complaints to him or the president as they have personal contacts who can get things done better than individuals talking to the superintendent or workmen.

UNFINISHED BUSINESS:

A. Zoning Matters - Rogers, Braswell/Tubb - Regarding the Zoning Board of Appeals suit, it will be held at 10 AM on Oct. 8 in the Courthouse in Conway. There will be no testimony as the matter is all based on the record but it would look good to have as much representation as possible. Regarding the Braswell/Tubb case to the Board of Appeals, on Aug. 12 the appeals board took testimony and put off a decision until their September meeting. As the court case had still not been heard the board again put off a decision until after the appeal on Oct. 8. The president has explained the situation to the Gelczis family on Dykman Circle.

B. Status of recycling program - The board overseeing recycling for the county has not approved expansion of the program. There is no need to purchase equipment until the county agrees to pick up our recyclables. The recent temporary problem with the recycling center in North Myrtle Beach is corrected. Larry Presti asked that we put papers in the back as well as the front of the bin to balance the load.

C. Long Range Planning Recommendations - In Mr. Lamson's absence, Pete decided to skip any further discussion of this item.

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

E. Hurricane/Storm Plan - We had another hurricane before we had time to get a plan. We have limited the volunteers' working to the cooler morning hours. We all owe a debt to all the helpful people who aided individuals and helped to clean up the Village. Thank you notes need to go out to the fire department and the utilities.

F. Lot Clean-up - Following Hurricanes Bertha and Fran there are now more requirements on some unoccupied lots. Anyone who feels action needs to be taken immediately before we can get clean up letters out put in a written complaint.

G. Covenant Ballot Mailing - We are reballoting sending out a revised version October 18, with the vote due on November 1, 1996. We will try to make it as clear as possible so there is no misunderstanding as to what the voting requirements are.

MEMBERSHIP INTERACTION:

Don Mollenhauer asked that we accelerate the delivery of ballots on the covenants to the people going on cruise to give them an opportunity to vote before leaving. A pager has been found and is available at the office. Hugh Cotcamp discussed the pros and cons of hand delivering ballots and suggested that someone walk each circle to encourage residents to vote.

NEW BUSINESS:

President Pete again thanked the volunteers doing hurricane cleanup saying we can't be too enthusiastic about it.

Since the last meeting two owners have died, Florence Dexter of Lafayette Circle and Jack Vesco of Gamecock Circle. The Board extends its sympathy to the surviving families.

Complaints:

Several complaints have been received - some verbal, some on official forms or in personal letters. The Board has reviewed them all but not all are yet cleared up. One that was solved was the Rodgers' tree stump which was removed. Many of the complaints deal with lot cleanup or drainage problems both new and old.

Roaming Domestic Animals - Cats as well as dogs are not to run loose in the Village. We have cat traps in the maintenance

shed which are available for capturing the roaming animals and holding them until Animal Control removes them. The owner will then incur some expense and inconvenience in getting them from the pound.

Wrong Way Driving - A complaint has been received about a resident who frequently drives the wrong way on Swamp Fox. The President agreed to make a personal contact to the offending driver. Speak to anyone you see violating the traffic laws or let Security or someone on the Board of Directors know about the situation.

B. Intracoastal Development

1. Easement work - The unlocked gate seems to be a chronic problem. We have locked it several times when finding it open. Hugh Cotcamp spoke to Harold Parker, the realtor for the project. Intracoastal Properties is trying to get someone employed to man the gate during working hours. It is in the Village's best interests for a couple of people to apply for the position. Mr. Grimaldi of Lexington Circle has been hired. He said the pay was minimum wage.

2. Escrow funds - Fifty thousand dollars has been deposited but we are uncertain of the adequacy of the amount for we do not yet have cost estimates or plans.

3. Attorney conflict of interest - We are trying to get the lawyers to talk to each other. Since our lawyer and Intracoastal Properties's lawyer are in the same firm they have a conflict of interest and will not represent us internally on the easement agreement enforcement.

4. POA President's Letter - To address problems incurred with the new development Pete Vogelberger has written Intracoastal Properties with copies to our and their attorney stating that no escrow should be released until we have an estimate and plans; and reminding them of their obligation to keep down dust and not create drainage problems. Cristel David turned in pictures of problem areas behind her house on Jefferson Circle.

C. Need for a log/brush chipper

Bud Lamson is the liaison with Maintenance and Beautification. In his absence the discussion was tabled. Sid Huish, Chairman of Fire and Disaster and Bernie Spalding, Beautification Chairman, want to be involved in the decision. It is suggested that one be rented on an as needed basis by Larry Presti of Swamp Fox Circle and current Maintenance Man. Don Mollenhauer stated he is against buying a chipper as it is such a big investment. Perhaps the better solution would be to rent one

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with an operator.

ADJOURNMENT:

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

Respect sub.

Hannah L. Spalding
Secretary
Board of Directors