

Windjammer Village Of Little River  
Board of Directors Meeting  
Saturday, January 9, 1999

The January meeting of the Windjammer Village Board of Directors was called to order by President, Maggie Welden, at 9:00 A.M. in the clubhouse. Board members present were Chris Rohan, Anne Chipman and Hugh Cotcamp. JoJo Flaherty was absent.

The secretary read the minutes of the November 14th and December 7th meetings. The minutes were approved as read.

Barbara Culver read the treasurer's report which showed an estimated closing balance of \$190,516.26. The report was accepted. A copy is attached and made a part of these minutes.

**STANDING COMMITTEES:**

**ARCHITECTURAL:**

Bill Stenner submitted a request from Mr. & Mrs. Minshew, F9, for approval to build a deck 8' long and 6' deep at the entry to their trailer. Hugh Cotcamp made a motion that the Board approve the addition of the deck with the proviso, included in the the approval letter, that there can never be an enclosure or roof over the deck. Second by Chris Rohan. Motion approved.

**BUDGET AND FINANCE:**

Barbara Culver notified the Board that the report concerning the auditor's recommendations has been reviewed and discussed among the members of her committee. The committee will meet Wednesday, January 13th, at 9:00 A.M. to prepare its recommendations. Barbara is hopeful that the Board will receive this report prior to the February workshop.

**HOSPITALITY:**

Jane Keller visited new owners Asa and Melinda Bailey - 2154 Adams Circle.

**INSURANCE:**

Anne Chipman reported for Marge Farren. According to the Board's insurance company, volunteer workers in the village are not covered. This answers Larry Presti's request from the November meeting.

**MAINTENANCE:**

Don Mollenhauer wished all a hale and hearty New Year's on behalf of his committee. He also expressed hope that the word "volunteer" was included in everyone's resolutions. The Maintenance Committee has concentrated on painting all circle and entrance light fixtures and repairing and replacing all wooden signs in the village. The next goal is to complete the compound layout this month.

**PUBLICITY:**

Mary Harnett reminded everyone that articles for the February P.S. are due by January 20th.

**RECREATION:**

Carol Jensen reported that all regular activities have resumed. A card party and board game night will be held January 9th at 7:30 P.M. Please let Carol know if there are any special activities you would like to see initiated in the village. Carol asked the Board to consider a request from the librarians for additional shelving to accommodate the overflow of books in the library.

**SECURITY:**

Sal Catizone reported that the guards refused entry to the village to two delivery trucks. The homeowners did not notify the guards and were not home to answer the guard's phone call. Both drivers were quite upset.

**SOCIAL:**

Ellie Catizone announced that a soup and sandwich night will be held Sunday, January 17th. On Super Bowl Sunday the football game will be shown on the big T.V. screen in the clubhouse. Bring some food to share with those in attendance. As per Ellie's written report, this committee is planning to improve the storage closet and will provide any necessary lumber.

**SPECIAL COMMITTEES:**

Hugh Cotcamp reported on the following:

1. Lawsuits:

- a. Dedman etal - stalled at the State Supreme Court.
- b. Rogers vs. POA - Mr. Lovelace has assigned this case to another attorney in his firm. The Board's attorney's request for a ruling from the judge to force the Rogers' attorney to respond to the interrogatories that were submitted has not been acted upon. The Board has been advised by its attorney to treat the Rogers as it would any other member. If they do not pay a pending fine, interest will accrue.

2. Foreclosure:

Nester and Sakala - These properties will again be for sale at the courthouse in Conway on Monday, February 1st. Both previous successful bidders passed and lost their 5% deposits.

**UNFINISHED BUSINESS:**

1. House Colors - As per Bill Stenner's request at the November meeting, the Board reviewed the house colors currently permitted in the village. Chris Rohan made a motion to keep the existing colors for homes as shown in the Architectural Committee's book. Second by Hugh Cotcamp. Motion approved.

2. Windshield Stickers - The Board reviewed the General Advisory Committee's suggested changes to the Restrictions/Rules/Regulations regarding Attachment #2 Page 1 Windshield Stickers. Maggie Welden read these changes aloud.

A. REPLACE WORD "RENTERS" WITH "AND IMMEDIATE FAMILY MEMBERS (MOTHER, FATHER, CHILDREN)" AND INSERT "OWNERS" between the words "UPON" AND "REQUEST".

The Board added "living in Windjammer Village" after "immediate family members". Paragraph A will read as follows:

VERIFIED LOT OWNERS AND IMMEDIATE FAMILY MEMBERS LIVING IN WINDJAMMER VILLAGE (MOTHER, FATHER, CHILDREN) SHALL BE ISSUED WINDSHIELD STICKERS FOR THEIR VEHICLES UPON OWNER'S REQUEST. EACH WINDSHIELD STICKER SHALL BE ASSIGNED TO A SPECIFICALLY IDENTIFIED VEHICLE WITH A MAXIMUM OF FOUR (4) STICKERS ALLOWED PER HOUSEHOLD. LICENSE NUMBER AND STATE CHANGES SHALL BE REPORTED TO THE SECURITY COMMITTEE.

B. AFTER WORD "USE" ADD: RENTERS WILL BE ISSUED APPROPRIATE VISITOR PASSES AFTER COMPLETED RENTAL FORM IS RECEIVED BY THE WJV OFFICE. (BY "APPROPRIATE" IS MEANT PASS WHICH MOST CLOSELY DESCRIBES THE LENGTH OF RENTAL PERIOD.)

Paragraph B will read:

POA MEMBERS WHO OWN ONE LOT AND WHO RENT OUT THEIR PROPERTY SHALL, FOR THE DURATION OF THE RENTAL PERIOD, PASS OVER TO THE RENTER, ALL PRIVILEGES AND ACCESS TO FACILITIES WITHIN WINDJAMMER VILLAGE. MULTIPLE LOT OWNERS WILL RETAIN POA PRIVILEGES AND ACCESS TO FACILITIES IF THEY HAVE RETAINED AT LEAST ONE LOT FOR THEIR EXCLUSIVE USE. RENTERS WILL BE ISSUED APPROPRIATE VISITOR PASSES AFTER COMPLETED RENTAL FORM IS RECEIVED BY THE WJV OFFICE. BY "APPROPRIATE" IS MEANT PASS WHICH MOST CLOSELY DESCRIBES THE LENGTH OF RENTAL PERIOD.

C. AFTER WORD "REPRESENTS" , ADD: STICKERS ARE PROPERTY OF WJV AND MUST BE SURRENDERED UPON REQUEST. WJV SECURITY COMMITTEE RESERVES THE RIGHT TO REMOVE SAME WHEN JUSTIFIED.

The Board removed the last sentence in the above paragraph.

Paragraph C will read:

FOR PURPOSES OF EASY VEHICLE IDENTIFICATION BY THE GUARD AND ALL VILLAGE RESIDENTS, WINDSHIELD STICKERS SHALL BE DISPLAYED ON THE INSIDE LOWER LEFT WINDSHIELD, OR AS REQUIRED BY LAW OF THE STATE THE LICENSE REPRESENTS. STICKERS ARE THE PROPERTY OF WJV AND MUST BE SURRENDERED UPON REQUEST.

Hugh Cotcamp made a motion that these changes, as read by the President, be incorporated in the Restrictions/Rules/Regulations. Second by Chris Rohan. Motion approved.

3. Disaster Plan - Anne Chipman reported for Sid Huish. The Fire and Disaster Committee meets after any major disaster, such as a hurricane. They discuss what could have been done differently and what improvements may be needed. Sid Huish is planning to have a meeting in February to further discuss this with his committee. If the Board or any POA member has any suggestions please put them in writing and give them to Sid Huish for his committee's consideration. Anne Chipman suggested that further discussion be tabled until the Fire and Disaster Committee has a chance to meet and present its findings to the Board.

4. Trees - Maggie Welden assured the members that the water pipe break on Georgetown Circle was not caused by a felled tree, but by the age of the pipe. She has verified this with Mr. Ira Blackwell of the Little River Water and Sewer Company.

Chris Rohan then reported that there are approximately 14 homeowners remaining who have trees to be cut down. These requests were made prior to December 31, 1998. The contractor was unable to complete this work before the original deadline. These contracts are with Ken's Tree Service. Any further tree removal must be done according to the regular rules and regulations. The homeowner is to contact Bill Stenner if the tree is on the owner's property or Bob Dawson if it is on POA property.

Chris Rohan read a letter to the Board from Andy Welden expressing his opinions on the Board's policy prohibiting the felling of trees on POA roads that was adopted at the December 7th special meeting. This letter is attached and made a part of these minutes. As a result of this letter, Hugh Cotcamp contacted Kevin Blayton who is a city engineer and director of Public Works for the city of North Myrtle Beach. The city prefers that trees not be dropped on the streets, although during a hurricane clean-up this may not be feasible. If the street is the only area available, the city insists it be dropped section by section. They watch the streets closely and any damage is repaired and sealed as soon as possible. Mr. Blayton also mentioned that he has never seen any evidence that a tree that is dropped can do damage to underground lines that have been properly installed. Damage may occur if the entire tree tips over and the roots break utility lines as they come out. Hugh Cotcamp also spoke to Steve Thigpen who is a county engineer. He stated that Horry County has no ordinance concerning trees dropping on county roads. However, he would not recommend anyone doing this. He also expressed the opinion that this cannot cause damage to underground utility lines. The county requires any tree removal contractor doing work along a county road to get an encroachment permit which explains what will be done. The county then sends someone out to inspect the road in the work area. When the contractor is finished, he/she informs the county and the work area is reinspected for any new damage. The contractor is held responsible. Hugh Cotcamp made a proposal that the Board leave the existing rule as is and make an additional proviso that if the homeowner and tree contractor agree that the only way to get a tree down is by dropping it on the road, they can get approval at the office. The POA would have someone check the road for damage before and after the work is done. If any damage was caused, the homeowner would be responsible for repairs. Anne Chipman suggested that this proposal be further discussed at a workshop.

5. Complaints - Maggie Welden stated that the complaint letters, including the amount of the fine imposed, were sent to the owners of the Yecks and Grays residences. They were informed that their tenants did not pay the fine and that they have 60 days to fulfill this obligation. Maggie further stated that the Board discussed the handling of complaints at the January workshop. The person who is addressed in the complaint is contacted and asked to remedy the situation so a fine would not be imposed. All complaints must include the date, time and location of the violation. The Board will revise the complaint form so that all pertinent information is included. Maggie Welden will include this change in the next newsletter.

6. Big Landing Security - Maggie Welden has been unsuccessful in her attempts to contact Mr. Parker. There is concern as to the number of signs at the intersection of Little River Road and the Big Landing easement. According to Sal Catizone, head of security, the Private Property and No Trespassing signs must remain for the village's protection. The Stop sign is also needed. The Board's main concern is to keep the Big Landing contractors from turning into Windjammer Village. Maggie asked that any members who may have suggestions to remedy this situation to please put them in writing for the Board's review. Until further solutions can be found, Hugh Cotcamp made a motion that the following signs be removed: 3 No Right or Left Turns, 1 No Turns Allowed and 2 No Turns Violators Will Be Prosecuted. Second by Anne Chipman. Motion approved. The diagram showing these signs is attached and made a part of these minutes.

7. Office Computer - Anne Chipman thanked Armand Roberge for all his work installing the new office computer. He received a round of applause from all those in attendance. Armand Roberge gave a detailed report outlining all that was done and what needs to be completed in the future. His written report is attached and made a part of these minutes.

8. Telephone Bills - Maggie Welden repeated the Board's decision to deduct from Pinkerton's monthly bill any long distance calls made by the guards.

9. Bathhouse #1 - Hugh Cotcamp updated the Board on the closing of Bathhouse #1. The attorneys have not yet conducted the closing on this property. The underground LP tank will be removed by Ocean Drive Gas. If the attorneys are ready to close before the tank is removed, a letter from Ocean Drive Gas indicating that they will remove the tank will be sent to all interested parties.

#### MEMBERSHIP INTERACTION:

1. Don Mollenhauer - B10 - inquired as to the sale price for Bathhouse #1. The response was \$35,000.00 and the closing will cost the village less than \$1,000.00.

2. Bob Dawson - J20,21 - asked for the Board's policy regarding turns from Big Landing into Windjammer Village. Hugh Cotcamp replied by stating that there is no specific policy except for what was discussed regarding the signs.

3. Paul Jensen - O21 - expressed his concern about Big Landing residents using the village's boat launch, fishing pier and/or pool.

4. Beau English - D8 - mentioned a drop in the water pressure at his home, specifically in the shower. He was concerned that there may be broken water pipes on his circle.

5. Larry Presti - N16 - said he will try to help Mr. English.

6. Bob Doty - J13 - mentioned that he also noticed a drop in water pressure.

7. Sal Catizone - A15 - spoke to Bill Meister about not allowing a resident in without a valid sticker. Maggie Welden reminded him that a daily pass is given until such time a sticker is obtained. This was the procedure approved at a previous Board meeting. Sal asked that anyone noticing both gates up without a guard present to please document this indicating the date and time. He further asked for an updated printout of current residents each month so that he can have it available for the guards.

8. Larry Presti - N16 - wondered if the contractors can be given a copy of the rules regarding signs at the "four corners". He indicated that several Big Landing contractors are using Windjammer's main entrance.

9. Carol Jensen - O21 - suggested that residents without a current sticker be allowed entry into the village by foot.

10. John Yonkers - J22-23 - asked Hugh Cotcamp to clarify the North Myrtle Beach's engineer's statement that he never heard of a felled tree breaking an underground utility line. Hugh stated that if the line is three feet underground damage should not occur.

#### NEW BUSINESS:

1. By-laws Update - Maggie Welden asked Paul Jensen to please have the General Advisory Committee update and print new copies of the By-laws booklet.

2. Office Administrator - Anne Chipman informed the Board of the resignation of Susan Hilker. She is in the process of interviewing new candidates. Anne also thanked Pat Rudden for agreeing to fill in until a new administrator is hired.

3. Clean-up - Maggie Welden mentioned a phone call she received from Mary Jernigan thanking her for cleaning up the property across Little River Drive. She can now see the birds. Maggie does not know who did this clean-up. Larry Presti said he thinks the couple who is renting on Dykman Circle was responsible.

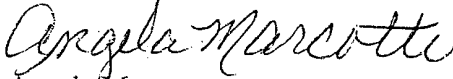
4. Candidates - Hugh Cotcamp reminded all present that there is a need for candidates for the upcoming Board election.

5. Village Entrance - Hugh Cotcamp asked Don Mollenhauer and Larry Presti for an update on the clean-up of the front of the village. Don replied that it is #3 on their priority list.

Maggie Welden expressed condolences to the families of Robert Lewis and Nancy Malone.

There being no further business, Chris Rohan made a motion for adjournment. Second by Anne Chipman. The meeting was adjourned at 10:42 A.M.

Respectfully submitted,



Angela Marcotte  
Board Secretary