

Windjammer Village of Little River
Board of Directors Meeting
Saturday, November 13, 1999

The Windjammer Village Board of Directors Meeting was called to order by President, Carmine Ferrandi, at 9:00 A.M. in the clubhouse. All Board members were in attendance. The Pledge of Allegiance was recited.

Victor Zecca presented certificates of merit in appreciation for many volunteer hours to Don Mollenhauer, Bob Grosse, JoJo Flaherty, Eleanor and David Fulmer, Faye Blace, Beverly Patterson, Carolyn Ramsbottom and Mary Harnett.

The secretary read the minutes of the October meeting which were approved as read. The minutes of the October 13th special meeting were read and approved with one correction.

Treasurer, Beverly Patterson, read the treasurer's report which showed a closing balance of \$219,876.09. The report was accepted and is made a part of these minutes.

Maggie Welden asked for the total hurricane cost for this year. John Yonkers replied that the amount was \$7607.93. Mrs. Welden asked for a breakdown of that amount. Beverly Patterson stated that this can be obtained from the office. She added that \$10,000 is allotted per hurricane.

STANDING COMMITTEES:

ARCHITECTURAL:

Paul Reinhardt submitted a request from Mr. and Mrs. Blank, 2162 Adams Circle. They propose to expand their porch and add an open deck. The expansion will have a roof matching the current roof in slope and the shingles will match the existing shingles. Mr. and Mrs. Blank were advised that the deck cannot be enclosed in the future. The Architectural Committee recommends approval. Maggie Welden made a motion to accept the committee's recommendation. Second by Chris Rohan. Motion carried.

BEAUTIFICATION:

Eleanor Fulmer reported. Thanks was given to the few volunteers that she had. Mrs. Fulmer noted that if a management company had to be hired due to the lack of volunteers to serve on the Board and committees, the cost of living in Windjammer would be very high.

The tropical plants were put inside Bathhouse #1. In December she will decorate for Christmas and plant spring bulbs. Some bulbs were given to her to be planted in memory of Paul Benes. Volunteers are needed.

FIRE AND DISASTER:

Carmine Ferrandi read a letter from Sid Huish concerning abuse of the burning pit. Large logs, cans, bottles and other unacceptable items are still being put in the pit. Residents still continue to place items in the pit even when there is a 'pit is closed, do not dump' sign. The complete letter is made a part of these minutes.

Maggie Welden made a motion to send a letter of appreciation to the Little River Fire Department including a donation. The monetary value of the donation will be determined at the December meeting. Second by Carolyn Ramsbottom. Motion carried.

GENERAL ADVISORY:

Paul Jensen read a statement that the committee on October 25, 1999, by a majority vote, disapproved the proposal of John Yonkers that the Board of Directors offer resident senior citizens a discount on their dues.

MAINTENANCE:

Maggie Welden read Don Mollenhauer's report. The painting of the clubhouse is complete except for the East and West sides. Paul Jensen procured all the supplies and organized the whole endeavor. He deserves a great deal of credit. A few trees have yet to be removed. Road damage and drainage repairs will be the next item to be resolved. Contractors are being asked for estimates. This is a minor job and most paving contractors are not interested. Signs have been improved and new ones added. A lacquered plaque is being sought and will be erected for VanDerveer Park. The maintenance man takes direction from the maintenance chairman only. There is a concern that there is too much water in the pool and the pool contractor is being contacted.

PUBLICITY:

Mary Harnett reminded everyone that the next publication is the Village Voice. All articles are to be submitted to Muriel Davies by November 20th.

SECURITY:

Armand Roberge announced the members of the Security Committee. They are Chairperson - Armand Roberge, Vice Chairperson - Frank Forster, Members - Jim Hackett and Mike Jones, and compound control - Ray Phreaner and Charles Rodgers. The budget was reviewed and is on budget based on present and past costs as of October 28, 1999. Projecting the future costs to the end of the fiscal year, we should remain at or slightly over budget by approximately .4%. A security manual is being formulated and should be completed in two weeks. It will be given to the Board for review and approval.

SOCIAL:

Victor Zecca read Yolanda Ferrandi's report. The Youth Group had a successful hot dog get together and Halloween party. Thanks to Mike Jones and David Yeck for driving the children through the village on a "Trick or Treat" hayride. Mike Jones and some of the kids cleaned up a few yards as a good will gesture. Call Mike Jones if you need help. There is no charge. Donations will gladly be accepted. A Sony CD player was purchased and is in the clubhouse for everyone's enjoyment. The Harvest dinner will be held tonight. The Christmas dinner will be held Saturday, December 11th.

SPECIAL COMMITTEES:

Hugh Cotcamp reported.

Lawsuits - nothing has happened since the last report. We are waiting for the courts to make their decision.

Reassessment - Hugh Cotcamp and Carmine Ferrandi met with the Horry County assessors and were informed that no action was ever taken on our application for special homeowners status. It was in the reviewer's file. He didn't know it was in the file. The reviewer

agreed that they would process the application and send the Board a letter with the results. If the results are unsatisfactory, the Board will have 30 days to appeal.

UNFINISHED BUSINESS:

1. DHEC - Maggie Welden read a letter from James Chandler thanking the POA for its donation and support.

Hugh Cotcamp addressed the issue concerning the docks at Big Landing. Five additional families including the three full time residents of Big Landing Plantation and a Windjammer Village resident who has acquired property at Big Landing applied to be permitted into this case. They are known as interveners. This means that they would like to be heard on this matter. This is now before the court. There are no details on the hearing. The judge has not acted on the motion for the permit to be thrown out which would force Big Landing to re-do the application and follow the regular procedures that were supposed to be done at the beginning.

2. School Bus - The request to permit the school bus into the village was sent to the Horry County School District. This will go into effect thirty days from the receipt of the letter and the 'release of liability' application.

3. Tennis Court Lights - New tennis court lights could not be installed since there is not enough money in the budget. Extra money was needed for Santee Cooper to run a cable from the transformer near the gazebo at the pier to the courts. Paul Reinhardt informed Carmine Ferrandi that the lights can be fixed by volunteers if the money can be appropriated.

4. Electronic Gate - An adhoc committee consisting of the chairpersons of the Maintenance, Long Range Planning and Security Committees plus Max Chipman will meet to discuss Armand Roberge's letter which was presented at the October meeting. They will inform the Board of their recommendations concerning the ongoing problems with this gate.

5. August Meeting Statement - Victor Zecca read the following: "At the August 1999 meeting a statement was made regarding Mr. Dawson and harassment. The Board will decide if it was made in error and never should have been made." Carolyn Ramsbottom made a motion that the Board vote on this statement. A point of information was then made by Bob Dawson. He stated that no vote was taken by the Board when the accusation was made. He asked why a vote is required to rescind the accusation. Carolyn Ramsbottom stated that nothing could be removed from the minutes once they are approved. Mr. Dawson said she is 100% correct but that she missed his point. He added that once that accusation was made, the Board did not vote on it and now the point was made that the Board has to vote on it. He does not believe that a vote is required. Mrs. Ramsbottom stated that she did not think this type of statement can be put in the minutes if some people believe that it was harassment that caused Mrs. Flaherty to resign. Mr. Dawson again mentioned that he does not believe a vote is required. Mrs. Ramsbottom added that the Board accepted the August minutes as read which means they were approved by the Board. Mr. Dawson still disagreed. He said the Board does not approve a statement that was made which is what the Board wants to do. He added that if the Board wants to vote, they should do so, but as a point of information he believes the Board is wrong since no vote was taken when the statement was first made.

Maggie Welden requested permission to speak. She read the following: "The Board has never officially decided that the statements made by me at the August POA meeting were in error and should never have been made. I object to the fact that you feel they were made in error. I knew exactly what I was saying when I said them. If it would satisfy the Board and pacify Mr. Dawson, I would like to suggest that someone make a motion that the statements were in error and that they shouldn't have been made. This motion should then be seconded and a vote taken. I hope this will expedite the matter. With all the concerns in the village, it is a shame that so much time and energy has been spent on this issue. I am giving a copy of this statement to Angela Marcotte so that it can be placed in its entirety in the minutes."

Bob Dawson informed the Board that it is not to pacify him. All he wants is justice. If the Board says a mistake was made, he has no problem with that. If the Board wants to 'beat around the bush', this issue will not go away. He added that the Board is not pacifying him and he objects to the word pacification. He just wants justice.

Carolyn Ramsbottom restated her motion that a vote be taken on this matter. Second by Chris Rohan. Armand Roberge asked for a point of order. He informed the Board that anything in the records can be changed at any time at any future meeting according to Robert's Rules of Order. Mrs. Welden added that according to the Parliamentarian she spoke to minutes can be corrected if there is a falsehood. There was no falsehood made so they cannot be corrected and this is the motion that should be voted upon.

Carmine Ferrandi asked for a vote by a show of hands. Chris Rohan and Victor Zecca were in favor of the motion and Carolyn Ramsbottom and Maggie Welden were opposed. The tie was broken by the President, Carmine Ferrandi. He voted in favor of the motion. The motion carried by a vote of three to two. Mr. Ferrandi stated that this ends all further discussion on this matter. The secretary reread the statement that is to be included in these minutes and clarified the vote.

6. Big Landing - Carmine Ferrandi read a letter from Mr. Parker which stated that there are Windjammer Village residents walking their dogs and allowing them to defecate on the yards of Big Landing residents, children vandalizing vehicles, riding golf carts and bicycles through Big Landing as though it is an extension of Windjammer Village.

Mr. Ferrandi met with Mr. Parker and a follow up letter was sent. Mr. Parker was informed that he has to secure his own village even if it means that he has to call the police.

Maggie Welden was told by a resident of Big Landing that they will start to take pictures of people entering Big Landing. They will be identified and punished for trespassing.

Chris Rohan mentioned that she will put an article in the Village Voice addressing this matter.

7. Renters - Maggie Welden reviewed the steps taken to have Mr. Kinder's tenants replace their windshield sticker with the renters' passes. The Farrens have not yet obtained these passes and Mr. Kinder was fined \$25.00. She made a motion that Mr. Kinder be fined an additional \$25.00. Second by Chris Rohan. Motion carried.

NEW BUSINESS:

1. Fire Department - Victor Zecca reported that Kathy Nieuwenhuis, a public education officer with the Horry County Fire Department, has consented to bring a trailer into the village for educational purposes for fire prevention and how to exit from a burning house. Mr. Zecca feels this would be beneficial to not only the children but to everyone in Windjammer. There will be no charge for this presentation.

Maggie Welden commented that this is an excellent idea and asked Mr. Zecca to set a date, preferably a Saturday.

2. Motor Oil - Carmine Ferrandi informed everyone that motor oil is being left at the compound and this is not allowed. It must be taken to a recycling center. A pamphlet from Santee Cooper outlines the proper procedures for disposing of motor oil. An article will be put in the Village Voice.

3. Bonuses - Chris Rohan made a motion that a \$100.00 Christmas bonus be given to the three employees of Windjammer Village. Second by Maggie Welden. Motion carried.

4. Road Damage and Drainage - Carmine Ferrandi reported that the Board is looking into the possibility of having a road engineer inspect the roads in the village. Maggie Welden received a card from Manfred David indicating the name of a person to contact in the county office. She has given the card to Don Mollenhauer. A survey of the drainage problem has been done by Pat Patterson and Bingo Anderson. They have inspected all the circles for damage. Mrs. Welden thanked Bernie Spalding for providing her with the name of someone to call.

COMPLAINTS:

1. Drainage - Franklin Circle - three estimates have been received. Maggie Welden suggested this be put on hold. A better price may be quoted if the entire village is done by one contractor.

2. Fence - Marion Circle - Victor Zecca reported that Barbara Omer called and indicated that the fence will be taken down before Christmas '99. Maggie Welden mentioned that the Omers received a letter stating that the fence was to be removed prior to this board meeting. If it was not taken down, a fine of \$100.00 would be imposed. Mrs. Welden made a motion that this fine be imposed. Second by Carolyn Ramsbottom. Motion carried.

3. Dogs - Swamp Fox Circle - a complaint was received concerning the neglect of the owner to pick up after her dogs. The feces is left in the front and rear yards. The complaint was accompanied by color photographs. Victor Zecca has spoken to her, but she still does not comply. Maggie Welden made a motion that a letter be sent advising the owner that if there is a second complaint, a fine of \$50.00 will automatically be imposed. Second by Chris Rohan. Motion carried.

4. Guardhouse - All complaints concerning the guards will be given to the Security Committee chairperson.

5. Spotlight and Dog Barking - Marion Circle - Maggie Welden investigated this complaint. She found that the light was not directed at any house. She was in the house before the dog started barking. Dogs have a right to bark, especially if they are protecting the property. There was no excessive barking. Mrs. Welden suggested that a letter be sent to the

person making the complaint thanking him for his concerns, but that it is not one the Board is going to handle.

6. Unkempt Lot - Adams Circle - a copy of the rules and regulations plus page 5 of the architectural package was sent to the owner. Maggie Welden commented that if nothing is done to correct the unsightly condition before the December special meeting, the Board should then designate a date for clean up and possibly impose a fine.

7. Boat - Lafayette Circle - the boat is now gone. A record will be kept of any future complaints.

8. Boat and Camper - Lexington Circle - a letter has been sent which included the rules and regulations concerning boats and campers on individual lots. Hopefully, this will prevent further occurrences.

MEMBERSHIP INTERACTION:

1. Marlowe Yonkers - J22 - commented that she was just informed at this meeting that she is now a former member of the Security Committee. At the last committee meeting, she voted to support the new chairperson. Mrs. Yonkers asked if there is any precedent concerning relieving former committee members without notification. Armand Roberge responded by reading the By-Laws addressing this issue - Article X #1 and # 16. He added that the chairperson secures his own members. Mrs. Yonkers once again indicated that the previous Security Committee members voted to support the new chairperson. Mr. Roberge replied that they had no authority to vote since the chairperson selects his or her members.

2. Sal Catizone - A15 - stated that he was not aware that Paul Jensen was dismissed from the Security Committee. He added that he tried to do his best as Security Committee chairperson for the last five years. Mr. Catizone asked Paul Jensen to speak for his former committee.

3. Paul Jensen - O21 - read a letter signed by seven members of the previous Security Committee addressing the resignation of Sal Catizone as chairperson. The letter is made a part of these minutes.

4. Mary Leeper - E42 - mentioned that when the new carpet was laid, Coastal Sun Control put special panels in the door windows to prevent sunspots. She advised everyone that these windows need special treatment. She will put a notice in the Village Voice.

5. Hugh Cotcamp - K23 - was pleased to hear that Armand Roberge is forecasting that the Security Committee will be on budget since he had heard stories to the contrary. Mr. Cotcamp asked the Board if they have had an up-to-date review of the total budget. Maggie Welden stated that the Board receives a monthly budget report.

6. Bob Dawson - J21 - wanted a clarification as to how far Windjammer residents can go on the easement road. Carmine Ferrandi replied that it was right to the entrance of Big Landing.

7. Hugh Cotcamp - K23 - asked if Mr. Parker mentioned anything about finishing the fence. Carmine Ferrandi indicated that Mr. Parker would like to meet with our security, a member of the Board and two residents of Big Landing in order to resolve certain issues. Mr.

Cotcamp added that he has noticed people walk down Vereen and go straight through to Big Landing. He encouraged the Board to ask Mr. Parker to complete the fence.

Mr. Cotcamp then asked if anything is being done to clean up Route 179. Mike Jones volunteered to be in charge of this project.

8. Marian Effing - N17 - mentioned that she notices many cars turning from Little River Road onto the easement in order to exit from the Big Landing gate and vice versa. Maggie Welden noted that the Big Landing POA had its first meeting. The only decisions to be made will be by the Wilsons until the year 2010. It was suggested to Mrs. Welden that the Board write to the Big Landing POA noting the cars entering Windjammer Village from the easement road and also to the Wilsons requesting that the combination to the gate be changed monthly. Hugh Cotcamp suggested that license numbers be taken by anyone seeing cars making illegal turns.

9. Mike Jones - E51 - said he was a builder working in Big Landing. He doesn't feel that he should have to exit the village to 179 and then return through the Big Landing gate.

10. Bob Dedmon - K15 - expressed his concerns about children walking three abreast on the wrong side of the road. He has also seen adults doing this. He suggested that the Youth Group discuss road safety.

11. Hannah Spalding - H17 - informed the Board that Windjammer Village Property Owners Association is a small business and that the Federal Government has announced that of all the categories of commercial entities that are unprepared for Y2K, small businesses are probably in the worst situation. She suggested that the Board make sure that our electrical, mechanical, computer and manual systems are ready for Y2K and that there are contingency plans should there be a failure of any of our vendors.

12. Armand Roberge - I22 - mentioned that he has given the Office Administrator the authority to purchase the Y2K programs. The computer has been on Y2K capability since August of 1999. He has installed Y2K updates and has worked with the BB&T Bank. Its financial system is Y2K ready. As of December, all of our financial systems will have Y2K up-dated programs except for Uncle Sam's requirements.

13. George McCord - L18 - stated that he has noticed three or four children at the compound jumping over the piles of mulch with their bicycles. He does not think they should be playing there and is afraid that someone may get hurt.

14. John Yonkers - J22 - noted that it is very hard to hear in the back of the room and would someone clarify which portion of Big Landing that we are permitted to use. He was told it is from the sliding gate to the 'T' which is the entrance to Big Landing.

15. Hannah Spalding - H17 - reminded everyone that the easement road is Windjammer property.

16. Paul Jensen - O21 - questioned why the 'No Trespassing' sign on the easement road is not removed. Carmine Ferrandi will bring this up at the meeting with the Big Landing representatives.

17. Bob Dawson - J21 - wanted to be sure that until the sign is removed, we still have the right to use this road. The answer is yes.

18. Sue Maglione - G27 - asked if we are allowed to exit Windjammer through the Big Landing gate. The answer is no. Cameras may be put up and it is up to Big Landing to enforce this.

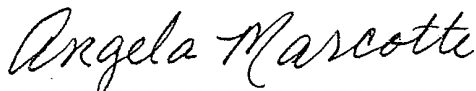
19. Victor Zecca - K28 - informed everyone that some residents have been verbally abusing Brian Bortle for blowing leaves in their driveways while cleaning the roads. Brian can not stop at every driveway. Please be patient and extend him every courtesy that you can.

20. Carolyn Ramsbottom - P10 - complimented Mr. Mollenhauer and the volunteers for the tremendous job they have done in painting the outside of the clubhouse. She suggested that something be done about the condition of the bulletin boards. She was told that they are not even a year old. Mrs. Welden mentioned that it would only be necessary to replace the cork.

Angela Marcotte, on behalf of the Board of Directors, extended condolences to the families of Margaret Garrison, Lafayette Circle, Ada Coulter, Georgetown Circle and to the Yudyskys on the loss of their daughter. She requested that an extra prayer be said for R.A. Smith who is very ill and for the son of Mrs. Beusse who is also very ill and not doing well.

There being no further business, Maggie Welden made a motion to adjourn. Second by Carolyn Ramsbottom. The meeting was adjourned at 10:27 A.M.

Respectfully submitted,



Angela Marcotte
Board Secretary