

Windjammer Village of Little River
Board of Directors
Special Meeting
Monday, December 6, 1999

A special meeting of the Windjammer Village Board of Directors was called to order at 7:00 P.M. in the POA Office. Board member, Carolyn Ramsbottom, was not in attendance.

ARCHITECTURE:

1. Paul Reinhardt presented the Board with a request from the Rodgers - 2226 Franklin Circle - to build a 9' x 10' closet addition to the rear of their house. A variance for a 4' rear setback was necessary. There was no opposition to the variance. The Architectural Committee recommends approval. Maggie Welden made a motion to accept the committee's recommendation. Second by Victor Zecca. Motion carried.
2. Marie Lightfoot - 2144 Calabash Circle - requested a variance. Since no building plans have been given to the Architectural Committee, no action on this request was taken.

COMPLAINTS:

1. The Omers - 2148 Marion Circle - were sent a letter dated November 13, 1999, informing them that the fence must be removed in 30 days or an additional fine of \$200.00 will be imposed. In the event that the house is sold or rented, the fence is to be taken down before new residents can move into the home. The Board Secretary will inform the Office Administrator who, in turn, will provide this information to any realtors or lawyers that are involved with a closing of this property.
2. Crotty - 2121 Brunswick Circle - Maggie Welden will give a list of specific items that are to be removed from the yard to the Office Administrator. Maggie Welden made a motion that a letter is to be sent indicating that the lot is to be cleaned up by the January 8, 2000, Board of Directors meeting or an automatic fine of \$50.00 will be imposed. Second by Victor Zecca. Motion carried.
3. Bailey - 2154 Adams Circle - Maggie Welden made a motion that the driveway construction repairs are to be cleaned up by the January 8, 2000, Board of Directors meeting. If this is not done, an automatic fine of \$50.00 will be imposed. Second by Chris Rohan. Motion carried.

DONATION:

Maggie Welden made a motion that a donation of \$100.00 be sent to the Little River Fire Department. Second by Victor Zecca. Motion carried.

SECURITY:

Carmine Ferrandi stated that Mike Jones went to the closing on his house at 3:00 P.M. this afternoon. He will be the Security Committee chairperson and choose three members for this committee.

BIG LANDING:

1. Entrance Gate - A letter was received from Paul Jensen concerning Mr. Moore using this gate to enter and leave the village. He is an electrician working in Big Landing. Carmine Ferrandi will speak to Mr. Moore before a letter is sent.

2. Meeting - There is a concern that outside contractors are using the main entrance to Windjammer Village to gain access to Big Landing. Carmine Ferrandi stated that he will have a meeting with Mr. Parker. Mr. Ferrandi may ask Paul Jensen, Hugh Cotcamp and Mike Jones to attend this meeting. Mr. Ferrandi mentioned that he advised Mr. Parker that the security of Big Landing is his responsibility.

3. Fence - Hugh Cotcamp informed the Board that he has reason to believe that more of the security fence will be built. It appears that the homeowners will have to build their own fence. There is no indication, at this time, if the fences will be the same or if Mr. Parker will have any control over this matter.

4. Easement - A question was raised as to who owns this road. If Windjammer Village does, then how can the Board prevent village residents from exiting the village through this gate.

Hugh Cotcamp mentioned that he has never heard Mr. Parker express an objection on this subject.

LOTS:

An investigation into the lots owned by Mr. Minshew revealed that he owns two improved lots but was paying dues for one improved and one unimproved lot. A letter was sent to Mr. Minshew advising him of this error. As of December 1, 1999, Mr. Minshew's dues will be for two improved lots.

BUDGET AND FINANCE:

Maggie Welden reported on the Budget and Finance Committee meeting that she attended. John Yonkers advised her that the security budget will be over \$3700.00 in arrears. Mrs. Welden and Mr. Roberge checked these figures separately and arrived at the same figures, which were different than Mr. Yonker's. Being concerned about this difference, Mrs. Welden asked the accountants for their input. They found that Mr. Yonkers was correct. Pinkerton Security was paid twice a month. Jade Security is being paid every two weeks. Thus, there are 26 payments rather than 24 payments per fiscal year.

Mrs. Welden expressed her opinion that this should be a concern to the Board since no committee should go over budget. She asked Carmine Ferrandi if he realized this when the Jade contract was signed. He indicated that he was not made aware of this. Mrs. Welden noted that at the Budget and Finance Committee meeting John Yonkers suggested that she should speak to all the committee chairpersons requesting them to back off on their expenses. She then mentioned that she requested Beverly Patterson to prepare a statement, as of December 31, 1999, showing the amount budgeted, the amount spent and the percent that will be over for the remainder of the fiscal year for all areas in the budget.

HURRICANE:

A discussion concerning hurricane expenses revealed that the last ballot requesting additional funds for hurricane clean up was for 1998 - 1999 only. It was decided that the General Advisory Committee should prepare a ballot for the July, 2000, annual meeting addressing this topic.

Maggie Welden asked if bids were received and are on file for tree removal as per a previous Board motion. She was told that bids were received but may not be on file. Mrs. Welden added that all bids should be on file in the POA office.

BUDGET:

Maggie Welden stated that everyone should know that a lot of time and effort is spent on the budget. It is not guesswork. Every committee takes great care to think over what expenses will be needed and the Budget and Finance Committee prepare the budget using these figures. She suggested that the Board needs to meet and decide what to do concerning the present budget situation and the repair of village roads.

Hugh Cotcamp expressed his concern that the increase for security was not included in this budget. He could not understand how this was missed and why didn't the budget reflect 26 weeks rather than 24.

TAXES:

Hugh Cotcamp informed the Board that the taxes of the nine pieces of property with tax codes on them, six bills have been received. The tax bill for the clubhouse, which encompasses 24 acres, is \$127.74. Last year it was \$4262.50. Other changes were \$151.00 down to \$10.00, \$175.00 to \$10.00, \$150.00 to \$10.00 and \$144.00 to \$132.00. Four bills have not yet been received.


Mr. Cotcamp asked where the Board's tax advisors were in all these past years. They allowed these large tax bills without questioning them. He stated that if it was not for Andy Welden's letter to the tax office, we would still be paying these large amounts.

GATE CARDS:

Maggie Welden mentioned that from the audit, an issue to be resolved is the monies collected from the gate card deposits. It appears that there is an excess in this account due to residents that have moved or passed away and the cards have not been returned. She has asked the Office Administrator to check on this.

There being no further business, Chris Rohan made a motion to adjourn. Second by Vic Zecca. The meeting was adjourned at 7:34 P.M.

Respectfully submitted,



Angela Marcotte
Board Secretary