

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

The February 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 JoJo Flaherty. Hugh Cotcamp was absent.

The secretary read the minutes of the January 9th meeting. The minutes were approved with one correction.

Barbara Culver read the treasurer's report which showed a closing balance of \$192,529.91. The report was accepted. A copy is attached and made a part of these minutes.

STANDING COMMITTEES:

ARCHITECTURAL:

Bill Stenner reported the following:

1. Due to health reasons, Leigh Merkle has resigned from this committee.
2. Larry Presti will replace Leigh Merkle.
3. Mr. & Mrs. Pugh - N18 - have requested approval to remove the stairway in front of their home. They plan to build a deck 40' long and 5' wide. It will have a 3' high railing and be covered by a 4 1/2' roof. The Architectural Committee recommends approval and suggests that the roof be 6' wide. The deck cannot be enclosed. Chris Rohan made a motion to accept the Architectural Committee's recommendation. Second by JoJo Flaherty. Motion approved.

BUDGET AND FINANCE:

Barbara Culver read the committees recommendations after reviewing the Windjammer Village's recent audit. These are as follows:

- a. Review and remove old paperwork
- b. Review storage space
- c. Create a master list of storage areas
- d. Purchase 4 hour fire rated file cabinet
- e. Locks for file cabinets
- f. Create a sales code for late charges
- g. Review and update office procedures
- h. Update procedures for Authority to Sign Checks forms
- i. Tax returns filed by accountant
- j. Review refund policy for windshield stickers and gate cards

The complete written report is attached and made a part of these minutes.

Maggie Welden thanked the committee for its work. She asked Don Mollenhauer to have the Maintenance Committee be responsible for obtaining and installing locks on the office cabinets.

HOSPITALITY:

Jane Keller visited the following:

Owners - Robert and Susan Speakman - 2202 Dykman Circle
Renters - Elizabeth Ray and Charles Carr - 2212 Vereen Circle

MAINTENANCE:

Don Mollenhauer announced that he is amazed by the volunteers' accomplishments. The compound has been laid out and all spots identified. The night lights will be moved by Santee Cooper. Lights at Little River Road and the Big Landing access have been installed and awaiting Santee Cooper hook-up. Lights at the Marsh Walk have been replaced and the light intensity in the Clubhouse has been improved. The front portion of the Village has been cleaned up. The dog feces and pit contamination continue to be a major problem. This will be addressed in the Village Voice. The guard house is in need of a microwave oven.

NOMINATING:

Maggie Welden reminded everyone that there are four openings for the next Board election.

PUBLICITY:

Mary Harnett announced that Muriel Davies is in charge of the next publication. It will be the Village Voice. All articles should be submitted by February 20th.

SECURITY:

Maggie Welden reported that the Board is considering having different color passes for renters for easier recognition. Residents who regularly fail to call the guard to inform them of visitors will receive a letter reminding them of the existing rule.

SOCIAL:

Angela Marcotte read the report submitted by Ellie Catizone and Josie Presti. The Valentine's Dinner Dance will be held February 13th. On Saturday, February 27th, there will be a breakfast. Details on the bulletin board. The committee is working on a new storage closet outside the clubhouse. Pat Patterson, Chuck Rodgers, Norm Anderson and John Grumbling were thanked for installing shelves. A second refrigerator has been placed in the kitchen.

STANDING COMMITTEES:

Lawsuits and Foreclosures: Maggie Welden reported for Hugh Cotcamp.

1. Nester - A27,28 - The property was sold to the POA for \$6,025.00. We have two people who are interested in purchasing this property.
2. Sakala - C7 - The property was sold to Tommy Todd.
3. Dedman et al - The South Carolina Supreme Court is reviewing the written records. There will be no oral arguments.
4. Rogers - The lawyers met and more information should be forthcoming next month.

Compound - Maggie Welden was assured by Sal Catizone that the boats can now be stored inside the compound.

UNFINISHED BUSINESS:

1. Car Stickers - Chris Rohan made a motion to add 'must be hung from interior rear vision mirrors while in the Village' to Attachment 2 Page 1 #3A and Attachment 2 Page 2 C of the Restrictions/ Rules/Regulations. Second by JoJo Flaherty. Motion approved.
2. Big Landing - Maggie Welden met with Harold Parker. Mr. Parker remarked that he noticed that the signs were removed at the "four corners". He is going to speak to the construction workers about not turning into Windjammer Village and using the proper entrance and exit.

3. Trees - Chris Rohan informed the Board of the change in the tree removal form. Maggie Welden reminded everyone to replace trees that are removed. A list of possible replacement trees can be obtained from Chris Rohan.

4. Office - Anne Chipman announced the hiring of a new Office Administrator. She is Debbie Minder and has extensive background in this field. Debbie started work January 25, 1999. Maggie Welden noted that anyone needing information from the POA office must first speak to Debbie Minder and sign the appropriate form. The copier in the conference room is to be used for personal copies at a cost of ten cents per copy.

5. Computer - Anne Chipman made a motion to give Armand Roberge permission to dispose of the old Tandy computer, Tandy printer and Texas Instrument printer. Second by Chris Rohan. Motion approved.

6. Water Pressure - Anyone having a problem with water pressure should contact Little River Water and Sewer.

MEMBERSHIP INTERACTION:

1. Bernie Spalding - H17 - asked what the charge for bushhogging lots was and if it included the mailing of notices to residents. Chris Rohan told him the charge varied according to the condition of the lot and did not include mailing costs.

2. Bob Dawson - J21 - informed the Board that he never had a visitor January 31st and should not be on the list of those failing to call the guard.

3. Hannah Spalding - H17 - reminded those present to carefully examine the new real estate assessments. There are only two weeks left to file an appeal.

4. Nancy Becker - O7 - advised the Board of a proposal by the Women's Club to erect a sign by the dock in order to identify Windjammer Village to those passing by on the waterway. After hearing comments from John Hands, John Kammerer and Paul Jensen, the Board decided against this proposal.

5. Stuart Brenizer - G11 - asked for the purpose of the removal of vegetation from the Vereen Road fence. Don Mollenhauer explained that it was done in order for the fence to be repaired.

6. Hannah Spalding - H17 - mentioned that Harold Parker was to pay for any fence damage caused by the building of the easement road. Don Mollenhauer replied that the cost was minimal and monies are in the budget for this purpose.

7. Barbara Culver - J27 - commended the guard for calling her at home inquiring about the office key during her brief absence from the office.

8. George McCord - L17 - wanted to know what the policy is if a resident takes down a tree without permission. Maggie Welden replied that the Board can take action only if a complaint is received.

9. Larry Presti - N16 - expressed his frustration over the misuse of the compound. Logs were thrown in the burning pit and the problem with dog droppings is getting worse.

NEW BUSINESS:

1. Kiddie Pool - Dorothy Jurzennia volunteered to paint the bottom of the kiddie pool to make it more appealing for the children. She has several volunteers to clean the pool bottom prior to painting. The Women's Club will provide the paint. Chris Rohan made a motion to have

Dorothy paint the pool. Second by Anne Chipman. Motion approved.

2. Pool Monitor - Anne Chipman is exploring the possibility of increasing the number of days a pool monitor would be required. This may entail hiring two monitors.

3. Leash Law - The Board is considering allowing dogs to be unleashed only at the shell bank. This may be necessary due to the lack of co-operation by pet owners in picking up their pet's droppings.

4. Tennis Courts - Children have been seen playing baseball on the courts and some owners have allowed their dogs to run loose there. This may result in the tennis courts being locked when not in use by tennis players.

5. Complaints:

a. Baileys - F22 - Two complaints were filed concerning their dogs barking at all hours. Chris Rohan made a motion that the Baileys be fined \$100.00. Second by JoJo Flaherty. Motion approved.

b. Blanton - L5 - A hardwood tree was cut down without permission. Mr. Blanton appeared at the Board meeting to explain the reason and express his apology. Mr. Blanton promised to plant two new trees. No fine imposed.

c. Lee - L11 - The trailer on his property has been removed. No fine imposed.

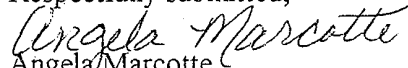
d. Hands - O15 - The building material has been removed. No fine imposed.

e. McCabe - D27 - The boat in question is now in the compound. Since there have been 2 complaints filed, a third complaint will result in an automatic fine.

f. Jones - E51 - Emily Jones was an unlicensed driver of a golf cart which resulted in her hitting a young child on a bike. Chris Rohan made a motion to impose a \$100.00 fine. Second by JoJo Flaherty. Motion approved.

There being no further business, Chris Rohan made a motion for adjournment. Second by JoJo Flaherty. The meeting was adjourned at 10:35 A.M.

Respectfully submitted,


Angela Marcotte
Board Secretary