

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

The March meeting of the Windjammer Village Board of Directors was called to order by President, Maggie Welden, at 9:00 A.M. in the Clubhouse. All Board Members were in attendance. The Pledge of Allegiance was recited.

The secretary read the minutes of the February 13th meeting. The minutes were approved as read.

Hugh Cotcamp read the minutes of the March 8th Executive Board Meeting. The minutes were approved as read.

Maggie Welden announced the resignation of Barbara Culver as Treasurer. The resignation was accepted with regret. John Yonkers and Bob Doty will assume this position until the end of the fiscal year. John Yonkers read the Treasurer's report which showed a closing balance of \$191,705.59. The report was accepted. A copy is attached and made a part of these minutes. Maggie Welden expressed the Board's appreciation for all the time John Yonkers and Bob Doty have spent at the office working on the POA finances.

**STANDING COMMITTEES:**

**ARCHITECTURAL:**

Bill Stenner submitted a request from Mr. and Mrs. Gallagher, 2180 Marion Circle, for approval to install vinyl siding on their gazebo. Mr. Stenner showed the Board a sample of the siding and indicated that the Architectural Committee recommends approval. He stated that he informed the Gallaghers that if they wish to install a commode and sink in the gazebo, they should contact the Horry County building inspectors for approval. A motion was made by Anne Chipman to accept the Architectural Committee's recommendation. Second by Chris Rohan. Motion carried.

**BUDGET AND FINANCE:**

John Yonkers reported that he has started preparing for the 99/00 budget. Letters were sent to all the committee chairpersons. To date three have submitted their budget needs. He reminded the remaining chairpersons to please respond promptly. This also applies to the Board if there is anything further that needs to be included in the budget.

Maggie Welden asked for an update concerning the audit recommendations from the February meeting. Locks have been installed on the office file cabinets. The need for a fire retardant cabinet will be considered after all files have been removed and/or stored.

**FIRE AND DISASTER:**

Maggie Welden spoke to Sid Huish prior to this meeting. He had planned to have a meeting of the Disaster Committee in February. He has had a difficult time getting all members together. Sid is hopeful that this committee will meet soon. The major concern is who is in charge if there is a major disaster, such as a hurricane, and how would that person be available to the residents of Windjammer Village.

**GENERAL ADVISORY:**

Paul Jensen read his report which indicated the following:

1. Changes were suggested in the R/R/R pertaining to windshield stickers.

2. Minutes from July 11, 1992 to the present were researched to bring the By-Laws booklet up to date. Changes were insignificant.

3. Minor changes are to be confirmed in the 1999 Annual Meeting ballot, the Village Voice and in a new printing of the By-Laws booklet.

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

#### HOSPITALITY:

Jane Keller visited the following new owners:

1. Jessie and Jane Norris - 2102 Lafayette Circle
2. Claude and Koren Moore - children Amanda 10 and Brandy 4 - 2125 Lafayette Circle

#### MAINTENANCE:

Don Mollenhauer announced that the response from volunteers working in the village during Larry Presti's recuperation is just great. The lights at Big Landing Road and Little River Roads are functioning thanks to the effort of Paul Reinhardt. Mr. Parker of Big Landing agreed to share in the cost of these lights. The response to the article in the Village Voice concerning the use of the junk trailer has been gratifying.

#### NOMINATING:

Hugh Cotcamp reminded those present that there are still four openings for the upcoming Board election. No one has yet indicated a desire to run for the Board. He urged everyone to speak to their friends and neighbors encouraging them to consider being on the Board.

#### PUBLICITY:

Mary Harnett asked that articles for the P.S. be submitted by March 20th and that all articles are to be signed.

#### RECREATION:

Carol Jensen reported that Ralph Ashby and Dorothy Jurczenia have installed a new golf net. The basketball hoops have been repaired and new nets will soon be installed. The shuffleboard discs have been broken. If equipment is continually abused, it may be necessary to have a different system for obtaining this equipment. The card and game night will be this evening. A sign up sheet for a day in Georgetown is on the bulletin board.

#### SECURITY:

Sal Catizone mentioned that there is a problem with some individuals locking the clubhouse prior to 8:00 P.M.. The compound has also been left unlocked on several occasions. New passes for renters will be forthcoming. Sal further stated that vehicles at the compound must be registered to a resident. The proper papers must be produced and the appropriate form completed. The rules apply to both inside and outside the compound.

#### SOCIAL:

Angela Marcotte read the report. A corned beef dinner will be held on Wednesday, March 17th. It is being sponsored by the Windjammer Village Fire Department. Please check the bulletin board for upcoming events and details. In April the committee is planning a pig roast. May will bring Derby Day and a Memorial Day picnic.

#### SPECIAL COMMITTEES:

Hugh Cotcamp announced the following:

1. Foreclosures - All the foreclosed properties have been sold.

2. Bathhouse #1 - The survey that the POA paid Mr. Berry for was incorrect. The closing is being delayed until the a new survey is completed.

3. Lawsuits - a. Dedmon etal - This is still at the Court of Appeals. The court will make a ruling based on the record. There will be no new testimony given.

b. Rogers vs. Windjammer Village - There was a meeting of minds between the attorneys of both parties. There were three motions to be held before the court. One motion was made by the Board's attorney to the court to force the Rogers' attorney to disclose the nature of the complaint. This wasn't done. The Rogers' attorney had a motion to the court that the village not interfere with their use of the property until the suit was resolved. This presents no problem for the Board. The Board's attorney had made a motion to dismiss the entire lawsuit since it is the same issue as before the Court of Appeals. An agreement was made that if the Board's attorney does not press the motion to dismiss, the Rogers' attorney would do the disclosure. This disclosure was to be done within two weeks. The attorney for the Rogers did not meet the two week deadline. The Board's attorney will persue this matter on Monday.

#### UNFINISHED BUSINESS:

1. Visitors - The Board has a list of those residents who failed to call the guard when they were expecting company. This list covers the last three months. A reminder letter will be sent to any resident who neglects to contact the guard three times in successsion.

2. Trees - Chris Rohan encouraged everyone to please plant replacement trees for those that were removed.

3. Pool - Anne Chipman contacted Glenn Duke, last year's pool monitor. He will be available this year, possibly for an additional day. After Anne receives a definite committment from Mr. Duke, she will then work on coverage for the remaining days.

#### MEMBERSHIP INTERACTION:

1. Bob Doty - J13 - informed those present that the county reassessed the POA property. Barbara Culver sent a notice to the the county challenging each piece of reassessed prsoperty. Mr. Doty suggested a committee be formed to follow up on this matter. Maggie Welden stated that this will be covered under new business.

2. Bob Dedmon - K15 - mentioned that he was at the compound and observed someone dumping debris in the pit and lighting it. He spoke to one of the firemen who then went to the compound to investigate. He further suggested that an article be put in the Village Voice stating the regulations for burning at the pit.

3. Mary Harnett - I23 - inquired about a previous suggestion for additional shelving in the library. Maggie Welden replied that this will be considered under new business. Mary then asked that if the Board votes this down, can she have permission to remove hardcover books. She suggested that hardcover books be donated to the Public Library for its book sale. The Women's Club offered to pay for a stool for the library. This was not necessary since Percy Bray made one.

#### NEW BUSINESS:

1. Bookcases - Maggie Welden stated that the Recreation Committee is willing to pay for additional bookcases for the library. They would be installed on the wall between the doors into

the main room. Hugh Cotcamp made a motion to accept the Recreation Committee's offer and approve the building of shelves in the library. Second by Chris Rohan. Motion carried.

2. Fax Machine - The Budget and Finance Committee has requested the Board purchase a fax machine for the office. Hugh Cotcamp made a motion that a fax machine be purchased for the office. Second by JoJo Flaherty. Motion carried.

3. Volunteers - Maggie Welden mentioned a request from Don Mollenhauer that any volunteer wishing to clean up common property receive permission from the Maintenance Committee beforehand.

4. Big Landing - Hugh Cotcamp read a letter from the Board of Directors to the South Carolina Department of Health and Environmental Control opposing an amendment from Big Landing requesting the approval of an unspecified number of additional docks. The letter is attached and made a part of these minutes.

5. Reassessment - Maggie Welden stated that Hugh Cotcamp, Andy Welden, Skeets Wilkins and Marge Kyriakos are the members on the Appeals Committee for Windjammer Property.

#### COMPLAINTS:

1. Bailey - - Maggie Welden read a letter from Asa Bailey concerning a previous complaint about a temporary fence and barking dogs. The letter stated that due to moving and being a first time homeowner he overlooked the meeting to answer the charges. He has an explanation for the fence and feels that the barking dog problem was not handled according to POA rules. He thanked the Board for their consideration. Since Mr. Bailey did not attend the meeting, the fine remains.

2. English - D8 - After a lengthy discussion between Mr. English and the Board Members regarding a complaint received about a fence he erected without permission, Chris Rohan made a motion that Mr. English take down the fence in question. Second by Hugh Cotcamp. Motion carried.

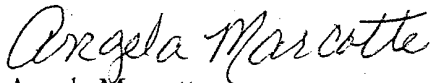
3. Bear - C3-4- Maggie Welden spoke to Mr. Bear concerning a notice advertising his services on the clubhouse bulletin board. This is not allowed and the notice has been removed.

4. A complaint regarding a vehicle turning onto Little River Road from Big Landing has been resolved.

Maggie Welden expressed condolences to the family of Robert Bootay.

There being no further business, JoJo Flaherty made a motion for adjournment. Second by Chris Rohan. The meeting was adjourned at 10:00 A.M.

Respectfully submitted,



Angela Marcotte  
Board Secretary