

Windjammer Village of Little River
Board of Directors Meeting
Saturday, June 12, 1999

The June 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 member, Chris Rohan, was absent. The Pledge of Allegiance was recited.

The secretary read the minutes of the May meeting and the special meeting of May 22nd. The minutes were approved as read.

John Yonkers read the Treasurer's report which showed a closing balance of \$208,629.42. The report was accepted. A copy is attached and made a part of these minutes.

STANDING COMMITTEES:

ARCHITECTURAL:

Bill Stenner reported.

1. Gherris - 2130 Georgetown Circle - request approval to enclose their screened-in porch and make it a Carolina room. The existing screens will be replaced with windows. There will be no change to the exterior of the structure. The Architectural Committee recommends approval. Hugh Cotcamp made a motion to accept the Architectural Committee's recommendation. Second by Carmine Ferrandi. Motion carried.

2. Mayhews - 2136 Marion Circle - request approval to build a house. The builder, Tommy Todd, checked with Horry County to be sure that the County would approve the variance prior to the Mayhews presenting the plans to the Board. A variance was necessary since the structure goes into the setback area. See building application for details. There were three objections to the variance.

1. That the 17 foot front does not allow adequate parking or space for construction equipment and other necessary vehicles during construction.
2. That the home would be very close to lot E17.
3. The third objection gave no reason.

This home would be one story with vinyl siding. The heated area would be 1029 square feet with a 15 square foot porch in front. The Architectural Committee recommends approval. Carmine Ferrandi made a motion to accept the Architectural Committees recommendation. Second by Hugh Cotcamp. Motion carried.

3. Amachers - 2132 Lexington Circle - received permission from Bill Stenner to extend their driveway to the lot line and add a sidewalk. No Board approval is necessary.

BEAUTIFICATION:

Eleanor Fulmer explained to the Board that the damage to the golf cart was caused by the driver of a tanker employed by Don's Plumbing. He was driving on the left side of Little River Drive looking for a leak. He then turned to the right onto Lafayette Circle hitting the golf cart and almost turning it over. Repairs are pending.

Eleanor Fulmer stated that she is very disappointed with the lack of volunteers for her committee. Thanks to her husband, her job is enjoyable and he has helped lighten her workload. Many hours were spent getting dirt, buying plants, hauling water and planting, planting, planting. All circles are completed with the exception of Jefferson and Jackson Circles. Mrs. Fulmer

thanked the following for all their help: Don Mollenhauer, Pat Patterson, the Kellners, Charlie Rodgers, Norm Anderson, Joe Flaherty, Bill Becker and Dave Fulmer. The use of the village golf cart and trailer made the work a little easier. Mrs. Fulmer then thanked everyone who has volunteered to water the plants during her vacation.

ELECTION:

Sue Maglione stated that her committee met last Tuesday and Wednesday to prepare the annual meeting packets which were mailed to every homeowner.

HOSPITALITY:

Jane Keller visited Kent and Kathy Marsberry and their four children. They are renting at 2162 Plantation Circle.

INSURANCE:

Maggie Welden reported that Marge Farren, Insurance Committee chairperson, is aware of the golf cart accident.

MAINTENANCE:

Don Mollenhauer reported. The floating pier has been repaired. The electric gate bar has been replaced. The committee is seeking estimates for the repair of the damaged golf cart. Ted Reinhardt is repairing the entrance light off Highway 179. No one knows how or when the light was damaged. The ramp erosion problem has been resolved. Thanks to Bob Dawson, Charlie Rodgers, Floyd and Ziggy Cranston, and Gary Alderman for breaking the surface and refilling it with five and one half yards of concrete. The sign at the pit has been deferred until next year. The rear entrance to the compound was graded by Norm Anderson and Nye Thatcher.

PUBLICITY:

Mary Harnett reminded everyone that the next newsletter is the September Village Voice. All information should be submitted by August 20th. She informed the Board that there were 76 replies to the poll concerning the need for a monthly newsletter and asked the Board to consider distributing the newsletter to those residents interested in receiving it.

RECREATION:

Carol Jensen mentioned that she has received many comments concerning the approved pool identification cards. Maggie Welden suggested that the adhoc committee meet to discuss these comments.

SECURITY:

Sal Catizone stated that the gate on the easement road into Big Landing Plantation was broken for approximately eight days. He has received several complaints concerning vehicles and boats in the village that do not have stickers or passes. All vehicles should have these passes displayed while in the village to eliminate needless complaints.

SOCIAL:

Maggie Welden read the Social Committee report. There is a potluck supper on June 19th. The sign up sheet is on the bulletin board. The last event of the season will be a Fourth of July picnic. Information will be posted shortly.

SPECIAL COMMITTEES:

1. Zoning - Hugh Cotcamp informed the Board that he spoke to the Horry County attorney about the zoning question mentioned in the May minutes. The attorney agreed with Rennie Minsee that Windjammer Village is zoned R7. Mr. Cotcamp read to him the pertinent paragraph from the Court of Appeals ruling that he had read to Ms. Minsee. The County attorney indicated he would need to review the file. The attorney has not contacted Hugh Cotcamp since the initial telephone conversation.

The Board's attorney, David Miller, told Hugh Cotcamp that the County attorney probably will not respond due to the fact that he has no answers and is waiting for the final decision of the Supreme Court. It is Hugh Cotcamp's recommendation that Windjammer Village continues to operate under R7 zoning and follow the restrictions that are in place.

2. Lien - The Board's attorney has initiated action to place a lien on lot B25 for non-payment of dues. If the owners do not respond, the property will go to foreclosure.

3. Compound - Maggie Welden announced that there is still one boat at the compound which no one has claimed. She has asked a resident to check into the North Carolina license tag.

OLD BUSINESS:

1. Employment - Maggie Welden reported for Chris Rohan.

a. Maintenance - Gary Alderman has been hired as the maintenance person.

b. Pool Monitor - Two pool monitors have been hired.

c. Housekeeper - Chris Rohan expects to interview several candidates on Monday.

2. Hurricane Preparation Plan - The Board discussed this plan submitted last month by Sid Huish, chairperson of the Fire and Disaster Committee. After input and suggestions for changes by the Board members, Hugh Cotcamp made a motion that the Board allow the Maintenance chairperson to spend up to \$10,000.00 of the special fund, without Board approval, for hurricane clean-up that may be necessary and that the Hurricane Preparation Plan be approved to include the changes made by the Board. Second by JoJo Flaherty. Motion carried. This plan is attached and made a part of these minutes. The Hurricane Preparation Plan will be distributed to every resident of Windjammer Village.

3. Kiddy Pool - Maggie Welden stated that the refurbishing of the kiddy pool is on hold until after the summer. This will allow the younger children to enjoy the pool during the hot months without interruption.

MEMBERSHIP INTERACTION:

1. Hannah Spalding - H17 - asked how the election committee will deal with ballots returned that have incorrect lot numbers. Sue Maglione responded that this should present no problem with the counting of election ballots. Mrs. Spalding was advised to inform the office of this error.

2. Bernie Spalding - H17 - wondered when the tree contractors will repair the damaged roads. Maggie Welden replied that nothing has been done as yet.

3. Koren Moore - G25 - was curious as to why no lifeguard was hired as proposed in the May minutes. She was told that there is a shortage of lifeguards and the Board could not get one.

4. Carolyn Ramsbottom - P10 - suggested that the Board correct the pool monitor hours.

5. Hannah Spalding - H17 - requested the Board to explain the policy for placing liens on properties. Maggie Welden replied that a lien is applied for when an owner is more than \$500.00 in arrears per lot.

6. Paul Jensen - O21 - asked if a letter could be sent to Ken's tree service stating that he owes for road damage caused by trees that were cut down by his company. Maggie Welden stated that he has never been told how much he owes. JoJo Flaherty added that Dale's tree service has not been contacted for the road damage his company caused. Bob Dawson gave the Board a list of all the road damage. However, it does not indicate which company caused which damage. Mr. Dawson added that the homeowners, living by the damaged roads, can be contacted to determine who they had hired to cut their trees. Maggie Welden asked for a volunteer to obtain this information. No volunteer was forthcoming.

7. Angela Marcotte - N29 - advised those present to be wary of any youngster requesting money for a church trip. A young boy approached her neighbor, but had no paperwork to record donations. He indicated it was for St. Joseph's Church.

NEW BUSINESS:

1. Pool Monitor - Carmine Ferrandi made a motion to approve having a pool monitor on duty from 7:00 P.M. to 9:00 P.M. Mondays through Thursdays. Second by JoJo Flaherty. Motion carried.

2. Easement Road Gate - Maggie Welden has been in touch with Mr. Parker concerning the problem with the gate being out of commission. According to Mr. Parker there will be changes made on Tuesday as to the direction the gate opens.

3. Telephone Directory - The new telephone directory is now available. Every property owner can receive one free and renters are charged \$1.00. They are available today and then will be at the POA Office.

4. Housekeeper - Carmine Ferrandi made a motion that the Board hire a replacement for Olive Manbeck who has resigned from her position as housekeeper. Second by Hugh Cotcamp. Motion carried.

5. Complaints - Eight complaints were received this month and seven were resolved. The outstanding complaint is against Mr. and Mrs. Gherri concerning their cat. The cat was outside unleashed and unattended. A previous complaint was made January 26, 1998. Mr. Gherri called Maggie Welden prior to this meeting. He told her he would be unable to attend due to a previous engagement. Mr. Gherri informed her that he was aware his cat got out. Hugh Cotcamp made a motion to fine the Gherris \$25.00. No second. No fine was assessed.

Maggie Welden mentioned that once again garbage bags were placed in the pit - six of them. Don Mollenhauer called the offenders. A follow-up letter will also be sent. Hugh Cotcamp made a motion that a sign be put up indicating what can and cannot be put in the burning pit and that a fine will be levied for any violations. That the next instance of illegal dumping that can be proven will have an automatic fine incurred. Second by Carmine Ferrandi. Motion carried.

6-12-99

Page 5

Maggie Welden once again welcomed the new attendees.

Maggie Welden expressed condolences to the family of Arthur Karlson, Brunswick Circle.

There being no further business, Carmine Ferrandi made a motion for adjournment.
Second by JoJo Flaherty. The meeting was adjourned at 10:23 A.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Angela Marcotte". The signature is written in black ink and is positioned above the printed name and title.

Angela Marcotte
Board Secretary