

Windjammer Village of Little River
Board of Directors Meeting
Saturday, July 10, 1999

The July 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 June meeting which were approved.

John Yonkers read the Treasurer's report which showed a closing balance of \$214,451.73. The report was accepted. A copy is attached and made a part of these minutes.

STANDING COMMITTEES:

ARCHITECTURAL:

Bill Stenner reported that the Aldermans - 2134 Calabash Circle - request approval to build two decks around their house. One on the side and one on the back. Both decks are within the setback areas. They will be built with treated lumber and have railings. The Architectural Committee recommends approval. Carmine Ferrandi made a motion to accept the Architectural Committee's recommendation. Second by JoJo Flaherty. Motion carried.

The remaining committee reports were deferred to the annual meeting at 10:00 A.M.

UNFINISHED BUSINESS:

Maggie Welden reported on the following issues:

1. Housekeeper - Josephine Presti was hired for nine hours a week.
2. Hurricane Preparation Plan - This plan was distributed to all Windjammer Village residents. Sid Huish has given the Board a notice for contractors advising them of the proper use of the compound. It includes usage during a hurricane. With Board approval, this notice will be given to all contractors by the guard on duty.
3. Big Landing Amendment - The Board has sent a letter and petition to the Project Manager and DHEC stating that the Board appeals the amendment request to build docks for Big Landing property owners having lots on the waterway.
4. Big Landing Gate - A letter was sent by the Board's attorney to Big Landing Property Management regarding the broken gate.
5. Reassessment - An application for special valuation of POA properties has been received, completed and returned to the County Assessor's Office.
6. Road Damage - Carolyn Ramsbottom checked the road damage caused by tree removal contractors and found that the list, supplied by Bob Dawson, was incomplete. Damage on Adams Circle was not listed. Mrs. Welden asked Mr. Dawson to recheck the list. Mrs. Flaherty agreed to show Mr. Dawson the areas of concern on Adams Circle.
7. Telephone Directory - Advise the POA Office Administrator of any incorrect listings.
8. Golf Cart - Money was received from Don's Plumbing for repairs.

Hugh Cotcamp made a motion to approve the hiring of Mrs. Presti as housekeeper. Second by JoJo Flaherty. Motion carried.

MEMBERSHIP INTERACTION:

Shirley Lehere - F 39 - asked if both parties of the lawsuit have to adhere to the same rules. Maggie Welden asked Hugh Cotcamp to respond. He asked Mrs. Lehere to be more specific. She mentioned that since the sale of the Bathhouse was cancelled due to litigation why was a new trailer brought into the Village by one of the parties involved. Mr. Cotcamp explained that due to a threatened injunction on the Bathhouse sale, the Board withdrew from the sale since a clear title could not be given to the purchaser. With respect to the trailer, the County gave verbal permission for the new trailer. If the Supreme Court rules in our favor, then the Board reserves the right to correct any violations of zoning that may happen in the interim.

NEW BUSINESS:

Maggie Welden mentioned that the Bellamy Law Firm is handling the Dedmon etal lawsuit and that Patrick Reilly of the Jeffcoat, Pike and Nappier Law Firm will handle all other matters.

Eight complaints were received this month. One was given to Don Mollenhauer for handling. Four were sent letters. One was a civil action that required no Board action. One was received late and will be discussed at the August meeting. A certified letter was sent to the party involved requesting their appearance at that meeting since it is a second complaint with many violations. The final complaint is against Mr. Daniels and Ms. Doby. They installed a roof on the deck of their trailer as well as enclosing the deck with screens and lattice work. No plans were submitted to the Architectural Committee for approval. Bill Stenner and Hugh Cotcamp spoke to them and advised them that this type of addition must get Board approval. A second letter will be sent to Mr. Daniels advising him of the seriousness of this violation, that the plans must be submitted to the Architectural Committee and that under the restrictions of the Village the Board has the right to go to Court and require that the improvements made be removed. This is subject to a decision by the South Carolina Supreme Court.

Condolences were given to the family of John Griffin, Vereen Circle.

There being no further business, Carmine Ferrandi made a motion for adjournment. Second by JoJo Flaherty. Motion carried. The meeting was adjourned at 9:30 A.M.

Respectfully submitted,



Angela Marcotte
Board Secretary