

Windjammer Village of Little River
Board of Directors Meeting
Saturday, August 14, 1999

The August 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 members were in attendance. The Pledge of Allegiance was recited.

Maggie Welden announced the resignation of Board Member JoJo Flaherty as of August 6, 1999. Mrs. Flaherty resigned due to the stress caused by and the harassment of Mr. Dawson. The Board appointed Carolyn Ramsbottom to fill the vacancy.

The secretary read the minutes of the July meeting which were approved as read.

Beverly Patterson read the Treasurer's report which showed a closing balance of \$211,614.29. The report was accepted. A copy is attached and made a part of these minutes.

STANDING COMMITTEES:

ARCHITECTURAL:

Larry Presti submitted the following requests:

1. Leepers - E41-42-43-44 - request approval to separate previously combined lots. Lot E41 will be one lot and E42-43-44 will remain combined. The Leepers understand that they are required to repay the Association for back dues on lot E41. The Architectural Committee recommends approval. Chris Rohan made a motion to accept the Architectural Committee's recommendation. Second by Victor Zecca. Motion carried.

2. Mrs. Accardi - K07 - requests approval to install vinyl siding on her house. The color of the siding will be sandstone beige which is an approved color. The Architectural Committee recommends approval. Carmine Ferrandi made a motion to accept the Architectural Committee's recommendation. Second by Chris Rohan. Motion carried.

3. Mr. Shoun - D07 - requests approval to replace the roof of his house. The new roof will be the same color as the existing roof. The Architectural Committee recommends approval. Chris Rohan made a motion to accept the Architectural Committee's recommendation. Second by Carmine Ferrandi. Motion carried.

4. Mr. Phalen - J27 - requests approval to re-roof the back side of his house. The color will remain the same. Mr. Presti advised Mr. Phalen to fill out an application. Victor Zecca made a motion to approve Mr. Phalen's request provided an application is completed. Second by Carmine Ferrandi. Motion carried.

BEAUTIFICATION:

Eleanor Fulmer thanked the Board for the opportunity to complete the projects she began to beautify Windjammer Village. She thanked Sid Huish, firemen, maintenance men and Larry Presti for their help by watering the Village plants during the heat drought. She also thanked those residents who watered the plants at the circle entrances. Her husband and partner, David,

has been a big help weeding, feeding and maintaining the plants. Mrs. Fulmer requested that anyone willing to assist on this committee to please contact her.

Mrs. Fulmer read a letter from Carolyn Ramsbottom, her Board liaison, informing the Board that many residents maintain the property in front of their homes even though it is actually POA property. These residents were thanked for lessening the tasks of the Beautification and Maintenance Committees.

FIRE AND DISASTER:

Maggie Welden mentioned a letter the Board received from Sid Huish concerning the need for insurance on the firemen. Mrs. Welden noted that volunteers and committee chairpersons should also be included. Carmine Ferrandi spoke to Marge Farren and was told a report would be available in two weeks.

GENERAL ADVISORY:

Paul Jensen, chairperson, announced that this committee consists of two previous members - Max Chipman, Section 1 and Paul Jensen, Section 3 - and four new members. They are Bob Speakman, Section 1, Yvonne Phreaner and Marlowe Yonkers, Section 2 and Bill Becker, Section 3.

HOSPITALITY:

Jane Keller visited the following new owners:

Owners: Thomas and Millie Robertson - 2172 Plantation Circle
Eric and Natalie Zink - 2166 Plantation Circle
Gary and Margaret Curtis - 2238 Vereen Circle

LONG RANGE PLANNING:

Max Chipman resigned as the chairperson of this committee. Anyone interested in this volunteer position should contact Carmine Ferrandi.

MAINTENANCE:

Don Mollenhauer reported that the volunteers once again stepped forward while the replacement process for a maintenance person continued.

NOMINATING:

Vic Zecca reported that Carmon Simmons has volunteered to be the chairperson for this committee.

PUBLICITY:

Maggie Welden reminded everyone that any articles for the Village Voice are to be submitted to Muriel Davies by August 20th.

SECURITY:

Sal Catizone explained some of the problems that the guards have concerning verbal abuse from some visitors and/or residents. He cited several examples.

SOCIAL:

Vic Zecca indicated that no one has yet volunteered to be the chairperson. Susan Speakman made up some fliers to post in the Village asking residents which type of activities they may be interested in renewing or starting. A time and place for an open forum will be forthcoming.

SPECIAL COMMITTEES:

There has been no further information on the Dedmon etal or Rogers lawsuits.

UNFINISHED BUSINESS:

Maggie Welden reported on the following:

1. DHEC - James Chandler, an environmental lawyer, is acting on behalf of H.C. Eden, the South Carolina Coastal Conservation League, and Windjammer Village with regards to the additional 12 docks being proposed for Big Landing. He works on grants but would gladly accept any donations.
2. Big Landing Gate - An extra gate arm has been purchased so that any future repair can be handled quickly. Combinations for gate access have been changed. A new sign was erected at the entrance to Big Landing advising everyone that it is private property. As more residents move into Big Landing, a joint security committee will be formed.
3. Reassessment - The Board has heard nothing further concerning the reassessment of POA properties.
4. Zoning - A letter was sent to Janet Carter, the Economic Development Division Director, asking her the status of Windjammer Village as to zoning. She replied that since she had been involved as our lawyer when the lawsuit first started, she cannot address this issue. She referred the Board to Mandy Todd, the Zoning Administrator. A letter will be sent to her.
5. Tree report - Carolyn Ramsbottom checked all reported holes on village roads due to tree removal. She found that some of them have been repaired and that many are not of appreciable size. A copy of the report was given to Don Mollenhauer for follow-up.
6. Foreclosure - B25 - A check was received from the property owners. However, it did not include the lawyer's fees. A letter from the lawyer will be sent requesting payment in full.

NEW BUSINESS:

1. Renter passes - Chris Rohan made a motion to send a letter to the homeowners advising them that their renters have not received the new pass. A fine of \$25.00 will be levied on the homeowner if the tenant does not return the windshield sticker and be issued a new pass within twenty days of the letter. Second by Carmine Ferrandi. Motion carried.
2. By-laws and R/R/R - Maggie Welden asked the General Advisory Committee to review all by-laws and rules and regulations and propose necessary revisions.

3. Personnel - Chris Rohan announced the hiring of Brian Bortle as the Village's groundskeeper/maintenance person and the appointment of Angela Marcotte as acting Office Administrator during Debbie Minder's recuperation.

4. Complaints - Four complaints were closed this month. A second complaint concerning the Walter's cat was received. Fourteen instances of the cat roaming the neighborhood were observed. Maggie Welden read a letter from Mr. and Mrs. Walter. A motion was made by Chris Rohan to fine the Walters \$25.00. Second by Carmine Ferrandi. Motion carried.

A complaint concerning a truck with lettering that was sent to James Morrow was discussed. The truck in question belongs to his tenant. Mr. Morrow explained in detail his problems with his tenants and the steps he has taken for eviction. He has a prospective buyer for the property and hopes to have everything settled by the end of September. No fine was levied.

A complaint concerning a cat on Adams Way was received. The cat is homeless. Four residents feed the cat. It was observed sleeping on Mrs. Flaherty's property. The complaint was filed by a resident of another circle. No fine was levied.

Mrs. Welden was advised by the Board's attorney that if a pet is on the owner's property it does not have to be leashed. She added that cat traps are available from Don Mollenhauer. Vic Zecca mentioned that traps can be borrowed from the Humane Society.

MEMBERSHIP INTERACTION:

1. Gene Euchler - P03 - Maggie Welden introduced Gene Euchler. He is a resident of the village and had originally worked with DHEC when the dock was to be built at Big Landing. He explained the background and the amendment request for 12 individual docks in addition to the community dock. This waterway is already on the state and federal waters of concern list meaning it is polluted. Its carrying capacity has been exceeded. All the proposed docks are at the headwaters of our dock and use area. The docks will preclude our use of Mullet Creek except for a very high tide. Mr. Euchler praised James Chandler and expressed his hope that the POA members will support the Board and make a donation to the Coastal Conservation League.

The following questions were asked by POA members and answered by Gene Euchler.

a. John Yonkers - What is an appropriate amount to donate to James Chandler?

Answer: Whatever the Board deems appropriate.

b. Manfred David - Where would the 12 docks be located?

Answer: In Mullet Creek and the docks would cross the first navigable creek to get to Mullet Creek

c. Bernie Spalding - Will the docks be visible from Little River Road across the marsh?

Answer: Absolutely.

d. Bill Stenner - How much dredging will Big Landing have to do?

Answer: They propose none but will probably apply in the future.

e. Bob Dedmon - Will other groups get involved, such as the Sierra Club, to help preserve the wildlife?

Answer: James Chandler is the lawyer for all concerned groups. Thus, they all become involved.

f. Paul Jensen - Did DHEC take into consideration that all the canals that have been dug require endless dredging?

Answer: It is considered all the time but they don't always make the appropriate decision.

g. Eleanor Fulmer - How does an individual address this issue?

Answer: Make donations to the Conservation League. Get involved with the Sierra Club.

h. Bill Stenner - Did the Corps of Engineers grant permission for the docks?

Answer: The state granted a permit and the federal usually follows what the state does.

2. Bob Doty - J13 - questioned the fine to homeowners concerning rental passes and asked for verification of the dividing of lot E42. Both questions were clarified to his satisfaction.

3. Nancy Becker - O7 - suggested that the Architectural Committee recommendations be presented and discussed at the Board workshops in order to save time at the monthly meetings. The Board will take this under consideration.

4. Mary Leeper - E42 - corrected the date on her letter to the Architectural Committee. She was asked to do this at the POA office.

5. Larry Presti - N16 - expressed his feelings as to being denied his former position as maintenance person.

6. Henrietta Callahan - H1 - asked why Larry Presti was not re-hired. Chris Rohan explained that Mr. Presti's doctor's report, dated May 20, stated light work only - no heavy lifting. The second doctor's report was received this morning. Someone was hired this past week.

7. Larry Presti - N16 - stated that he felt he should have been interviewed. Chris Rohan restated that the first doctor's report said no heavy lifting and that he could not fulfill the duties listed in the job description.

Maggie Welden expressed condolences to the family of Ken Crotty formerly of Brunswick Circle.

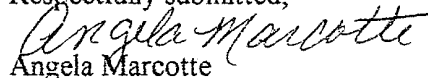
Maggie Welden announced that the Board has accepted her resignation as President as of 12:00 today. Carmine Ferrandi will be the President and Mrs. Welden will replace him as 1st Vice President.

Carmine Ferrandi reviewed the policy for submitting complaints. He read the section pertaining to pets from the Restrictions/Rules/Regulations. He requested that residents do not call or visit his home to discuss complaints, but to follow procedure by going to the POA office and leaving your name and number and the nature of the complaint. The Board will then act upon the complaint.

Mr. Ferrandi mentioned that he would like to meet with all Past Presidents of the Village and get their input concerning past problems and their expertise on handling the position of President.

There being no further business, Chris Rohan made a motion for adjournment. Second by Carmine Ferrandi. The meeting was adjourned at 10:15 A.M.

Respectfully submitted,



Angela Marcotte
Board Secretary