

Windjammer Village of Little River
Board of Directors Meeting
Saturday, September 11, 1999

The September meeting of the Windjammer Village Board of Directors was called to order by President, Carmine Ferrandi, at 9:00 A.M. in the clubhouse. All members were in attendance. The Pledge of Allegiance was recited.

The secretary read the minutes of the August meeting which were approved with one correction. John Yonkers questioned the reference to Bob Dawson with regards to JoJo Flaherty's resignation from the Board. Carmine Ferrandi replied that he checked with past presidents and sought legal advice. He was advised that this reference had to be part of the minutes since it was mentioned during the meeting.

Beverly Patterson read the Treasurer's report which showed a closing balance of \$218,394.99. The report was accepted. A copy is attached and made a part of these minutes.

STANDING COMMITTEES:

ARCHITECTURAL:

Paul Reinhardt presented the following applications:

1. Sheeleys - H26 - request approval to enclose their screened-in porch. They will replace the existing screens with windows. The Architectural Committee recommends approval. Chris Rohan made a motion to accept the committee's recommendation. Second by Maggie Welden. Motion carried.

2. Wilkins - C22 - request approval to build an addition to their home. The roof and color will match the existing home. The Architectural Committee recommends approval. Carolyn Ramsbottom made a motion to accept the committee's recommendation. Second by Chris Rohan. Motion carried.

Chris Rohan stated that the Board considered Nancy Becker's request to have the Architectural Committee present the architectural applications at the Board workshops and to accept or deny them at the Board of Directors meetings. The Board agreed with her suggestion and will begin this in October.

BUDGET AND FINANCE:

Beverly Patterson reported that the audit report for the fiscal year 1998-1999 has been completed by McDonald and Associates. Copies are available at the POA office.

FIRE AND DISASTER:

Carmine Ferrandi read a letter from Sid Huish, committee chairperson, addressing the continuous problems at the burning pit. After 12 noon on Wednesday, September 2nd, he received a call that the woods were on fire. Someone dumped a box of loose papers in the pit. A breeze ignited the papers and blew them into the woods. Fortunately, it was noticed and reported. The entire letter is made a part of these minutes. A list of Fire Department members is included as a part of these minutes.

The following comments were made from those in attendance:

1. Possible loss of the burning permit
2. Courage to report those seen violating the rules
3. Closing of the pit
4. Volunteers to man the pit on Wednesdays
5. "Do not feed the fire" signs
6. Al Hodges volunteered his services for several hours on Wednesdays.

GENERAL ADVISORY:

Paul Jensen and his committee reviewed the February 13, 1999, Restrictions/Rules/Regulations. He stated that no serious changes were needed. Suggestions were made to change several of the attachments.

1. Pool: Attachment 4, #3 - change wording from 'Proper swimming attire required' to 'Proper swimsuits (bathing suits) required'
2. Storage Compound: Attachment 5 - references to 'compound area' do not differentiate between within or without the fenced areas - The committee suggests a sign reading "Compound Area" be erected at the entrance to the area which includes the storage compound, burning pit, dumpsters and village equipment storage area.
3. Pier, Dock and Compound Area: Page 12 - 'e' should be changed from 'The burning pit at the compound may be used for the disposal of brush and wood products only' to read 'The burning pit at the compound may be used for the disposal of brush, cardboard and wood products only'.

This report is made a part of the minutes.

INSURANCE:

Carmine Ferrandi stated that he discussed insurance for the firemen and volunteers with Marge Farren. She gave him a copy of the insurance report to review. Marge Farren will meet with the Board to explain the report after she becomes more familiar with it. Mr. Ferrandi asked Hugh Cotcamp if he would also read the report.

LONG RANGE PLANNING:

Carmine Ferrandi introduced Tom Robertson as the new chairperson of this committee. Mr. Robertson reported that he is in the process of forming a committee and hopes to have a report for the October meeting.

MAINTENANCE:

Don Mollenhauer expressed his pleasure with the performance of Josie Presti and Brian Bortle. Plans are being made to paint the clubhouse in October or November and volunteers would be appreciated. A professional sign painter, who is a resident, has offered his services to the village. His first endeavor will be the 'No Wake Signs'. Material and preliminary work has started. Thanks was given to Nye Thatcher for repairing the golf cart and maintaining the air conditioning system.

PUBLICITY:

Mary Harnett reminded everyone that articles for the October P.S. be submitted by September 20th.

SOCIAL:

Yolanda Ferrandi reported that as the new chairperson for this committee she has asked Ellie Catizone and Josie Presti to assist her. She asked anyone with suggestions to please contact her. A meeting will be held on Tuesday morning to plan the October calendar.

Vic Zecca informed everyone that the Fire Department will hold a spaghetti supper on September 25th. Proceeds will go to the Little River Fire Department.

SPECIAL COMMITTEES:

Lawsuits - Hugh Cotcamp reported.

a. Lien - B25 - A check was received which included the past dues and attorney fees. As soon as the check clears, the lawyers will remove the lien.

b. Dedmon etal - The Board's lawyers filed a motion at the State Supreme Court and asked that they review the ruling of the Appellate Court. The most recent action is that the Rogers' attorney, Mr. Lovelace, filed a counter motion that contains some information that did not appear to be factual. The Board is still hopeful that the State Supreme Court will agree to hear this case and to hear oral arguments.

In reference to the letter to Janet Carter and subsequently to Mandy Todd, the Board received no response. Mr. Cotcamp telephoned Ms. Todd. She indicated that she had been reading the Appellate Court decision and thinks that Windjammer Village is still zoned R7, but that the RVs are grandfathered. Mr. Cotcamp asked if she would put this in writing. Ms. Todd replied that she would have to speak to the county attorneys to be sure they agree. The original question as to how Windjammer Village is zoned started in Mandy Todd's office, turned over to the county attorneys, sent to Janet Carter and reverts back to Ms. Todd, who needs to speak to the county attorneys. However, Mr. Lovelace received a reply within forty-eight hours. Ms. Todd indicated that she hoped to be able to respond to the Board's letter in writing this week.

Mr. Cotcamp then gave some possible scenarios for Ms. Todd to consider. If an owner of an RV decides to take it out and replace it with a new one, would that be permissible under the ruling. She said, "Yes", because of the grandfather clause. She mentioned that the Horry County Zoning ordinance has a unique deal in it that no other county in the state has. If an existing RV is pulled out, the owner has up to twelve months to replace it. A second example was given. If someone owns a lot in Section 1 and can prove that it was purchased from Carolina Caribbean as a campsite lot but never had an RV on the lot, can they bring one in. The answer was, "Yes". According to Ms. Todd, if an owner of a lot anywhere in the Village cannot prove it was purchased from Carolina Caribbean, an RV cannot not be placed on it.

c. Rogers vs. Windjammer Village - The Board's attorney in Charleston has been reviewing all the paper work they have received and the search is just about completed. There are two questions to consider. One is what authorities were passed along when Carolina Caribbean went bankrupt and is there a clear trace where the authority was passed on to change the restrictions. At that point number 18 of the restrictions was added which states RVs or trailers can no longer be brought into Windjammer Village. The attorney hopes to review his findings with the senior attorney on the case. He will then summarize them and send it to the Board. No trial date has been set and neither side is pushing for one at this point.

UNFINISHED BUSINESS:

1. DHEC - Maggie Welden reported that Jimmy Chandler, the lawyer, wrote an excellent letter to the Administrative Law Judge stating what the people from Big Landing are doing incorrectly. No date for an appeal hearing has been set.

2. Renter Passes - Angela Marcotte informed those present that approximately sixteen letters were sent to the homeowners of those tenants who have not turned in their windshield stickers. As of yesterday there is one renter who has not complied with this security regulation. She called the party on Thursday and requested that they come to the office by Monday evening. If not, the owner will be fined \$25.00.

NEW BUSINESS:

1. Personnel - Chris Rohan made a motion to hire Brian Bortle as the maintenance man. Second by Vic Zecca. Motion carried.

2. Complaints - Five complaints were received in August. Two were corrected, two were found not to be in violation of any rules and one concerning a drainage problem is still open. Estimates are being received for repair.

MEMBERSHIP INTERACTION:

1. Bob Dawson - J21 - read the following: Our ex-president Maggie Welden started off the last month's meeting by stating that she had received a letter of resignation from JoJo Flaherty and JoJo resigned because of harassment and stress caused by Mr. Dawson. I believe that Maggie Welden was speaking to her own personal agenda because nowhere in JoJo Flaherty's letter of resignation was harassment, stress or my name mentioned. I believe I am owed an apology for these serious and unfounded allegations. If JoJo wanted something in a public record, she could have included it in her letter of resignation or made a statement at last month's meeting. It is my understanding that JoJo Flaherty did not attend last month's meeting and in her absence, I believe her letter of resignation should have been read verbatim and nothing added. Maggie Welden elected to make an unsubstantiated statement knowing full well it was not contained in JoJo Flaherty's letter of resignation and I would like an answer on why she did so.

Maggie Welden commented that she refuses to make an apology. Mr. Dawson replied he does not want one. He wants an answer to his question. Mrs. Welden stated she asked Mrs. Flaherty why she was resigning and asked her if the reason should be stated even though it was

not in the letter. Mrs. Flaherty said, "Definitely". After further discussion between Mrs. Welden and Mr. Dawson, Carmine Ferrandi called a halt to this discussion.

2. Carol Jensen - O21 - commented that in the last two years of having a pool monitor, it has helped completely. She recommended that the Board follow through with pool monitors next year and perhaps extend the hours so the pool would be monitored from noon until closing. Mrs. Jensen mentioned how well behaved everyone was and that the children were great.

3. Hugh Cotcamp - K23 - indicated that some time ago, he sent an e-mail to the Solid Waste Authority asking why we couldn't start recycling light cardboard. The person who responded said she would pursue it and get back to him. She never did. He suggested that the Board may want to look into this further. Mr. Cotcamp continued by stating he has noticed a slight switch in the interpretation of the Architectural rules. He stated that anyone who reroofs a house or repaints it with the same color does not need approval.

4. Mary Harnett - I23 - asked who is in charge of the bulletin board. The General Advisory Committee is in charge.

5. Paul Jensen - O21 - asked the board to what extent is his committee responsible for the bulletin board. He was told he has full authority of it.

6. Yolanda Ferrandi - I06 - wanted to know how long notices can stay on the bulletin board. Notices must be dated and are removed after 30 days.

7. Bob Dedmon - K15 - stated that kids are really in charge of the bulletin board. He has put notices up and they have been removed within days. He added that anyone noticing someone abusing the board has to have the courage to file a complaint.

8. Elaine Bray - I04 - noted that she put a 'car for sale' sign up on Sunday morning and it was down Sunday evening. She replaced it and it is still there.

Carmine Ferrandi expressed condolences to the families of Paul Benes, Dykman Circle and Marilyn Smith, Vereen Circle and to the Yudyskys on the loss of their son.

Their being no further business Carolyn Ramsbottom made a motion to adjourn. Second by Chris Rohan. Motion carried. The meeting was adjourned at 10:00 A.M.

Respectfully submitted,

Angela Marcotte

Angela Marcotte
Board Secretary