PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

August 26, 2025 5:00 PM
FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet, SC 29576

MINUTES

Directors Present
Dean Richey - President
Daniel ONeale - Director at Large
Merrill Foster - Vice President
John Blackwell - Treasurer
Michael Smith - Secretary

Directors Absent
None

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

5:00 pm call to order - All Present

Motion: Dean Richey
Second: Daniel ONeale
AYEs: Michael Smith, John Blackwell, Merrill Foster, Daniel ONeale, Dean Richey
NAYs: None

▶ ***Resolved***
The motion passed

II. APPROVAL OF MEETING MINUTES

No errors found. All Approve

Motion: Dean Richey
Second: Michael Smith
AYEs: Michael Smith, John Blackwell, Merrill Foster, Daniel ONeale, Dean Richey
NAYs: None

▶ ***Resolved***
The motion passed

III. EXECUTIVE SESSION

A. DELINQUENCY

B. VIOLATIONS

C. EXIT

exit 5:14 pm

Motion: Dean Richey
Second: John Blackwell

AYEs: Michael Smith, John Blackwell, Merrill Foster, Daniel ONeale, Dean Richey
NAYs: None

▶ ***Resolved***
The motion passed

IV. FINANCIALS

John to discuss Reserve Study information. On the financial side of things, we continue to cruise right along as we have been and are shortly underbudget at this time. The financials on the website, show some operating costs that will be reclassed to come from reserves since they were reserve items and should not come from operating. The Board is making sure that they are getting the best bang for the buck to keep the community where it needs to be overall.

The largest expenditures that communities are facing are typically reserve items. Major projects. Roadway, pool, roofs and building repairs. Due to some large projects being completed including new roofs, the Board has decided to get a reserve study refresh. It has been 5 years since the last study. What was learned in the study, there are a lot of things in the study that are put in to protect the study company. The roof replacement option in the reserve study is not completely accurate as the shingles used during roof replacement project will last far longer. The next 5 years, fixing boardwalk for the bulk head at the upper pond and milling and paving the roads in the community. The roads, while they have a few issues here and there, the need for milling and paving may not be needed as soon as reserve study suggests. The recommendation is to monitor the next 5 years and what the needs are. The upper pond bulkhead is about to happen now. It is not scheduled until next year but the Board wants to go ahead and get that completed. Contractor has been acquired and plans have been discussed and ironed out. The new bulkhead will be stronger and last longer than before.

The figures of the reserve study are quite skewed so it is being used as a guideline. Reserve study will be posted on the website.

Based on the projects that have already been accomplished, the Board does not anticipate and increase in yearly assessment.

Insurance costs by year since new treasurer was put in place (John Blackwell)

2019 - $109,000

2020 - $115,000

2021 - $157,000

2022 - $257,000

2023 - $406,000

The Board has been doing everything that they can to be proactive in making sure preventative maintenance items are completed to help keep the insurance costs low.

2024 - $361,000

2025 - $315,000 (Current)

Despite that, we are still $200,000 more in 2025 than we were in 2020. The only thing that has been asked in the past of homeowners to pay additionally was a one time $600 special assessment.

V. OLD BUSINESS

A. CONCRETE PADS

Aggressive concrete to move forward with concrete pads.

Motion: Dean Richey
Second: Merrill Foster
AYEs: Michael Smith, John Blackwell, Merrill Foster, Daniel ONeale, Dean Richey
NAYs: None

▶ ***Resolved***
The motion passed

B. PONDS

Tip Top has been in contact with Melanie to get entered in FirstService's system to become a vendor. The Board wants to get this completed before the weather gets bad.

Clear Lakes comes once a month to treat ponds. Lower pond levels looking good and back to normal. The upper pond is also looking much better. Board to start considering rock to help with any erosion issues. Putting a wall in will be far more expensive than using rock.

VI. NEW BUSINESS

A. ACTION ITEM LOG

Roofs are needing to be blown off. Pine Needles will fall and roof sweeping will be needed after. No roof leaks reported. All roof leaks were repaired.

Upper walkway being further evaluated to be repaired because of root intrusion. Known areas have already been repaired.

Board is requesting a speedy remedy from asphalt company.

Pool house columns being replaced with fiberglass posts on each one. Each one withstands 5,000 psi of pressure.

B. ANNUAL MEETING

Annual Meeting will take place in November. Members interested in Board Positions will need to download and send in their application via email. All information is listed on the website.

C. RESERVE STUDY DISCUSSION

VII. COMMITTEE UPDATES

Owners Meeting started shortly after 6 pm. Approximately 20 homeowners in attendance.

Meetings listed on the website and newsletter.

A. ACC UPDATE

B. LANDSCAPING UPDATE

Voted to move forward with signing Moore's Landscaping contract. Moores has not had an increase in price since 2021. Ever since, estimates for every single project that Moore's completes have been requested to be approved. They have also added push mowing the front of the properties instead of using riding mowers to prevent grass damage.

The Board did request other quotes prior to accepting increase. They have also decided to add a second pump to the upper pond for irrigation only. That way well can be aided in providing the water for the irrigation.

Motion: John Blackwell
Second: Dean Richey
AYEs: Michael Smith, John Blackwell, Merrill Foster, Daniel ONeale, Dean Richey
NAYs: None

▶ ***Resolved***
The motion passed

C. POOL UPDATE

Thanks to Jerry being involved with the pool. The ladder is out because someone cracked it. Ted has ordered a new 4 step ladder. The handrailing has been epoxied to stabilize that rail. The 6 columns are not supporting anything but replacements are ordered for these and they will be properly fastened.

D. OWNERS MEETING

Owner's Meeting started at 6:01 pm

The Board has been attempting to put together a renters list to keep track of leases and property conditions.

There are 8 locations where the sidewalks are cracked or raised up. Getting a contractor is hard in Pawleys Island. But, they have received quotes to fix those 8 locations.

The Board is looking at repairing siding here and there as needed. Bearden came out with the action list and completed 9 locations.

It is still the owners responsibility to get gutters cleaned out. If you need help, ask the Board or a neighbor.

The newsletters are put on the side of the mailboxes quarterly. Please make sure to take a look at these to stay up to date. December 2nd is the next dining out and this will be the Christmas dining out at Franks Outback. Please see newsletter to RSVP.

Closing of the pool, pizza will be ordered using funds made from scraping the mailboxes after the new ones were installed.

On October 11th, there is a walk for breast cancer awareness. Owners are encouraged to participate for this great cause.

VIII. NEXT BOARD MEETING

IX. ADJOURNMENT

Adjourned 6:37 pm

Motion: Dean Richey
Second: John Blackwell

- ***Resolved***
  The motion passed unanimously

Dean Richey
APPROVED

9/23/2025
DATE