PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board and Owners' Meeting

August 27, 2026 5:00 PM
Waccamaw Neck Branch Library
41 Saint Paul Place
Pawleys Place, SC 29585

MINUTES

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

Directors Absent
None

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

The meeting was called to order at 5:00 pm and a quorum was established.

Motion: Dean Richey
Second: John Blackwell

▶ ***Resolved***
The motion passed unanimously

II. APPROVAL OF MEETING MINUTES

The July 28, 2026 Board Meeting Minutes were presented for approval.

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

▶ ***Resolved***
The motion passed

III. EXECUTIVE SESSION

Executive Session topics included delinquency accounts, violations, and the action item log.

A. DELINQUENCY

B. VIOLATIONS

C. ACTION ITEM LOG

IV. FINANCIALS

A. JOHN'S FINANCIAL REPORT

Treasurer John Blackwell reported that the Association remains financially sound and generally on budget through the first seven months of 2026. Insurance costs came in below budget, creating flexibility that enabled the Board to address several capital and maintenance projects without negatively impacting reserves. Major completed projects included the upper pond bulkhead replacement and lower pond riprap installation. Reserve projections were reviewed and remain aligned with expectations despite recent expenditures. The Board emphasized that no special assessment is anticipated at this time, noting that reserve balances remain healthy and that significant long-term projects, including roofing and pond improvements, have largely been completed over the last several years. Water and sewer costs were closely monitored during the drought period but remained within acceptable budget ranges. Projected year-end reserves are expected to exceed $1 million, while maintaining adequate funding for ongoing operations and future capital needs.

Motion: John Blackwell
Second: Daniel ONeale

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

V. OLD BUSINESS

A. WACCAMAW RECREATION UPDATE - FENCE

The Board provided a detailed update on the proposed perimeter fence separating Pawleys Place from the Waccamaw Recreation Center property. The fence is intended to address anticipated increases in traffic associated with planned pickleball and basketball courts, reduce unauthorized pedestrian access through the community, deter littering, and improve neighborhood security. The project requires a license agreement with Georgetown County because portions of the fence will encroach slightly onto county property to preserve existing trees and vegetation buffers. County officials have expressed support, and the project is currently awaiting final legal approval. The planned installation consists of approximately 1,125 feet of six-foot tan vinyl fencing reinforced with metal posts for increased durability. Construction is expected to take approximately one week once approvals are received. The Board confirmed that no access gates are planned, citing security concerns and maintenance considerations. Residents were advised that existing pallet fencing will be removed and the area cleaned up as part of the project.

B. BULKHEAD

The deteriorating wooden bulkhead at the upper pond has been fully replaced with a corrugated vinyl bulkhead topped with a marine-grade cap. The Board indicated that the new installation provides a long-term solution requiring significantly less maintenance and is expected to serve the community for decades.

C. UPPER POND FOUNTAIN

Repairs to the upper pond fountain were completed after multiple electrical issues were diagnosed and corrected, including replacement of an Aqua-Lock component, power unit, and lighting system. The fountain and associated lighting were expected to be fully operational immediately following the meeting.

D. LOWER POND RIPRAP PROJECT

The riprap stabilization project on the lower ponds was completed successfully. The Board reported that the project helped address erosion concerns and may already be contributing to improved water retention and pond levels. Extra stone material was retained for future maintenance needs should settling occur. Areas disturbed during construction have been seeded and stabilized, with additional erosion-control measures planned where necessary.

VI. NEW BUSINESS

No major new business items requiring formal action were presented. Residents did raise maintenance requests and community concerns, which were addressed under committee and operations discussions.

VII. COMMITTEE UPDATES

A. ACC UPDATE

Residents raised concerns regarding damaged window and porch screens, landscaping requests, fallen tree limbs, and unresolved maintenance submissions. Management advised that screen replacements are being grouped together to improve contractor efficiency and reduce costs. Homeowners were encouraged to continue submitting requests through the FirstService portal or association website. Multiple screen repair requests were added to the current work list.

B. LANDSCAPING UPDATE

The Board reported that drought conditions and poor soil quality have negatively affected turf establishment throughout the community. Soil testing identified pH-related issues, and corrective treatments are being applied. Recent rainfall has improved overall landscape conditions and grass recovery. Irrigation systems are operational and are being monitored and adjusted where coverage issues exist. Shrub trimming, palm tree maintenance, common-area cleanup, and post-project restoration around the ponds are ongoing. Sod replacement in certain areas is anticipated later in the fall when conditions improve. Additional erosion-control measures will be installed around vulnerable pond banks as needed. The Board also agreed to inspect several resident-reported tree and landscaping concerns.

C. POOL UPDATE

The pool experienced several temporary closures during the summer due to a damaged drain cover and a separate pump motor issue. Both items were repaired, and normal operations resumed. Board members thanked volunteers who help monitor and maintain the pool area. Residents expressed concerns regarding pool gate security, specifically the failure of users to ensure the gate closes and latches properly. The Board discussed potential lock and timing adjustments and stressed the importance of residents ensuring the gate closes completely to remain compliant with safety regulations and avoid potential pool shutdowns. An inoperable pool light fixture was approved for replacement with an LED fixture. Residents were reminded to report inappropriate use of pool furniture and facilities, as repair costs ultimately impact HOA expenses.

VIII. NEXT BOARD MEETING

The next open meeting will be the Annual Membership Meeting scheduled for **November 24, 2026**. Board members announced that two Board seats will be up for election and encouraged interested homeowners to submit applications through the association website.

IX. ADJOURNMENT

A motion to adjourn was made, seconded, and approved by the membership. The meeting concluded following resident comments and reminders regarding upcoming community events, including the September social committee dine-around.

Motion: Dean Richey
Second: Michael Smith

▶ ***Resolved***
The motion passed unanimously

Michael P. Smith
APPROVED

9/22/26
DATE