PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

December 22, 2025 9:00 AM
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

Call to order 9:01 am

II. APPROVAL OF MEETING MINUTES

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

▶ ***Resolved***
The motion passed

III. EXECUTIVE SESSION

Move to executive session 9:02 am

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

▶ ***Resolved***
The motion passed

A. DELINQUENCY

B. VIOLATIONS

C. EXIT

Exiting Executive 9:23 am

Motion: Dean Richey
Second: John Blackwell

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

▶ ***Resolved***
The motion passed

IV. FINANCIALS

PAWLEYS PLACE HOA – NOVEMBER 2025 FINANCIAL REVIEW

Reserve Funds: Reserve balances show over $1,050,000 at month end, we continued to spend funds on the bulkhead for the work that was done to break down and analyze our repairs. In December, we paid Kevin to order the equipment for the lower pond irrigation updates. He is still waiting for some of the equipment to come in before installation.

INCOME STATEMENT

YTD through August Revenue is right on target except our interest is down as cash balance is low due to insurance loan right now. Pretty much the same position we were in last month, and very much as budgeted for. We expect the cash balances to rise from January to May since the insurance loan will be paid in full. The insurance loan balance at November 30 is only $5,431.

Reserve revenue grew by the regular monthly contribution plus $2,131 in interest during November. YTD we have generated $147,844 in revenue and $53,503 in reserve expenses We have some major decisions to make in regard to the bulkhead issue, but we are still awaiting additional pricing for corrections and/or replacement.

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General and Administrative expenses: These expenses continue as expected with taxes being the only item over budget. Insurance continues under budget considerably which gives us a little bit of cushion in our operating costs. Hopefully this trend will continue in 2026.

Repairs and Maintenance: Overall we are $11,902 over budget but again, the insurance underbudget condition allows for this without causing any cash flow issue.

Utilities: With one month to go, we are over $9,000 under budget on utilities. Very good solid year for expenses and budget.

Total expenses through November are nearly $33,000 under budget because of the insurance savings. $358 of the assessments alone are for utilities, pool, insurance

and landscaping...this does not even go into what other expenses are being paid as needed.

We have continued to spend in some areas beyond budget to address issues we knew the insurance allowed us to have the cash flow to do. I think we have done a lot this year beyond what we budgeted for, with most of it being repair items that we just needed to do.

I feel overall, we have had a fantastic year.

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

► ***Resolved***
The motion passed

V. OLD BUSINESS

A. PONDS

Bulkhead project is still being quoted. Ted has contacted several contractors to get quotes but nobody is able to meet with the Board until after the Holidays. The water levels seem to be good. Adding the second pump straightened out any water problems that the ponds have had. They are draining properly and with the rains that we have had, we have noticed a positive difference. All of the lights and fountains are working properly.

VI. NEW BUSINESS

A. ACTION ITEM LOG

VII. COMMITTEE UPDATES

A. ACC UPDATE

Nothing has been reported in ACC since last meeting.

B. LANDSCAPING UPDATE

A lot of homeowners have been reaching out about the grass. Concerns have been raised about the mud after rains. There are root balls that need to be removed. Moore's will be contacted to remove. After, there will be options to remedy the sandy space that will be left over. There are a few requests for the movement of some trees on the property. Drainage along library is discussed. This is still an issue. The Board received a price from Kevin and Rick Young on downspouts to help remedy this. The Board will be reviewing this again and will decide on which option will be best to consider. The drains will need to be tied together and routed to the pond.

C. POOL UPDATE

Columns at the pool will be done after the beginning of the year. Painting of the Gazebo will be completed around March. The pool deck will get some more caulking at this time as well. The Board will be throwing out some things taking up space in the storage area that are no longer needed. The Board is discussing gathering places for community social events and options for this at some time in the future.

VIII. NEXT BOARD MEETING

Next Meeting on the 27th of January 2026

IX. ADJOURNMENT

10:20 am

Motion: Dean Richey
Second: John Blackwell
AYEs: Dean Richey, Daniel ONeale, Merrill Foster, John Blackwell, Michael Smith

NAYs: None

- ***Resolved***
  The motion passed

Michael P. Smith

APPROVED

1/27/26

DATE