PAWLEYS PLACE HOMEOWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

THURSDAY, January 28th, 2025
At FirstService Residential Office in Murrells Inlet

I. OPENING OF MEETING

Directors present in person were Dean Richey, Ted Foster, Gale Johnson and Richard Westfall.

Directors present by telephone: John Blackwell

Representing FirstService Residential: Melanie Nelms, Community Manager

Dean Richey served as Chair of the meeting and Melanie Nelms served as Recording Secretary.

II. VERIFICATION OF QUORUM

It was noted that the quorum requirements have been met to successfully conduct the meeting. The meeting was called to order at 8:59 A.M.

III. EXECUTIVE SESSION

Upon a motion made by Dean Richey, seconded by Ted Foster, and unanimously approved, it was:

MOVED: To enter into Executive Session at 9:00 A.M.

Discussion included delinquent accounts, late fine policy, violations, and open action items

Upon a motion made by Dean Richey, seconded by John Blackwell and unanimously approved, it was:

MOVED: To exit Executive Session at 9:11 A.M.

IV. APPROVAL OF MEETING MINUTES

The Board reviewed the meeting minutes of January 2nd, 2025. Upon a motion made by Dean Richey, seconded by Gale Johnson, and unanimously approved, it was:

MOVED: To approve the meeting minutes from January 2nd, 2025.

V. FINANCIAL REVIEW

A. Financials –December 2024

- John Blackwell provided the following updates:
    i. Nothing to note. All was reported as well.

B. Reserve Funds

- John Blackwell provided the following updates:
    i. Overall in good shape and per the status of the Reserves accounts

C. Cash Analysis

- John Blackwell provided the following updates:
  i. He continues to remain in contact with Linda Racco, Treasury Manager, to ensure funds are gaining the most interest as possible.

Upon a motion made by Dean Richey, seconded by Ted Foster, and unanimously approved, it was:

MOVED: To accept the December 2024 financials as presented.

VI. RATIFICATION OF APPROVALS

No expenses/approvals require an approval at this time.

VII. COMMITTEE REPORTS

A. Landscaping Report – Gale Johnson

- Moles - Treatments will be needed 3 x a year.• Crepe Myrtle Trimming to be completed. Walk through will be completed to get quotes.
- Corners with Stop Signs:
  * Beautification of intersection areas approved.
- Soil Sample Discussion - PH to be fixed and plan moving forward to remedy issues so that bare spot remediation can start

B. ACC Report

- All ACC issues resolved.

C. Manager Report – Action Item List

* All topics on the Action List were discussed.
* Changes added. Moles to be treated, Crepe Myrtle and perimeter Trimming, Intersection beautification.
* Soil Sample Discussion - PH Fix and plan to remedy with bare spots to have priority.

- Will be sending communication to homeowners regarding this process.
- **Motion to move forward made by Dean Richey and Seconded by Rick Westfall**

VIII. UNFINISHED BUSINESS

A. NA

IX. NEW BUSINESS

A. Concrete sidewalk repair quotes
B. Siding inspection needed

X. NEXT SCHEDULED MEETING DATE

March 25th, 2025 at 9:00 a.m. at FirstService Residential Office

XI. ADJOURNMENT

Upon a motion made by Dean Richey, seconded by Rick Westfall, and unanimously approved, it was:

MOVED: To adjourn the meeting at 10:07 A.M.

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Gale Johnson, Secretary **Date**
Board of Directors