PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

July 29, 2025 9:00 AM
FirstService Residential
11822 Highway 17 Bypass South
Murrells Inlet, SC 29576

MINUTES

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

Directors Absent
Merrill Foster - Vice President

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

8:58 am Call to order

II. APPROVAL OF MEETING MINUTES

No corrections needed.

Motion: Dean Richey
Second: Daniel ONeale

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

III. EXECUTIVE SESSION

Homeowner requests for approval - Pawleys Place HOA - Ligustrum tree in front of 191 Pemroke lane need to be pruned severely from the top, and on the front. The branch/trunk closest to the driveway at 189 Pembroke needs to be removed as it impedes their access to their driveway.

Motion: Dean Richey
Second: Daniel ONeale

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

A. DELINQUENCY

B. VIOLATIONS

C. EXIT

Motion: Dean Richey
Second: Michael Smith

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

IV. FINANCIALS

V. OLD BUSINESS

A. CONCRETE PADS - COASTAL CONCRETE

Ted has contacted a few people and is unable to get a quote. Ted met with Rick Young (RG Young) to get quotes.

B. PONDS

Pond levels are very low. Issue over the weekend at the well pump, piping was cracked and Dean fixed it himself and saved the community some money. Well pump is now running and there are no leaks.

VI. NEW BUSINESS

A. ACTION ITEM LOG

Melanie walked with Ted and RG Young and went over action item list to close out some open items.

B. UPPER POND WALL CAP QUOTES

Individual Boards on the upper pond bulkhead are splitting and cracking. Dean has replaced 2 last week and sees more that need to be done so urgency is needed to replace them all. Attached quotes are discussed. About 1,000 Boards are around the pond at the bulkhead. Makes more sense to lay them linearly. Walkway repairs are needed. Discussions about roots causing the lifting of certain areas. Board discusses options for closing off the walkway.

C. KEVIN MOORE LANDSCAPING CONTRACT UPDATE MEETING

New items being added to the new contract discussions. One item is regarding the request for push mowing the front areas to prevent damage to turf. Complaints about trash, cleanliness and mulch displacement discussed with the Moores. Moores has been working on Pawleys Place HOA property for 9 years. New stuff added into the price to conform with requests that are widely common with other associations as well as Pawleys Place. Any new sod will also be push mowed until they are fully rooted and healthy. Moores discusses irrigation issues due to water shortages. Plans to restore water to the ponds to help with the water shortages using a well discussed. Smart Rain control system discussed. This system updates regularly and gives you accurate and instant information regarding the irrigation system. Considerations discussed regarding gradually integrating this new technology in certain zones. There would be 2 systems needed for entire property. Discussions regarding requests and how Moores prefers to be contacted...it was confirmed that pretty much everything is included but email requests would be preferred. The Board prefers to have someone on the crew to walk around and mark down what needs to be done. Tree and bush trimming discussed at length.

VII. COMMITTEE UPDATES

A. ACC UPDATE

A few specific requests were discussed regarding pavers versus concrete and how that should be handled with running potential lines.

B. LANDSCAPING UPDATE

No updates at this time.

C. POOL UPDATE

Ted replaced some lounge chairs and umbrellas since the last meeting. Chlorine level fluctuations discussed.

VIII. NEXT BOARD MEETING

August 26th at Waccamaw Library is the next meeting. This will be an owners meeting.

IX. ADJOURNMENT

Motion to adjourn 10:29 am

Michael P. Smith

APPROVED

8/26/25

DATE