PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

July 28, 2026 9:00 AM
FirstService Residential Murrells Inlet
11822 Highway 17 Bypass S
Murrells Inlet, SC 29576

MINUTES

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

Directors Absent
None

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

A quorum of the Board was established at 9:02 am, and the meeting was called to order. Board members discussed several community observations prior to the start of formal business, including irrigation adjustments and homeowner inquiries. Following the confirmation of quorum, the Board proceeded with the agenda as presented and prepared to review and act upon Association business.

II. APPROVAL OF MEETING MINUTES

The Board reviewed the June 23, 2026 Board Meeting Minutes. Members indicated that they had reviewed the minutes and found them to accurately reflect the discussions and actions taken during the previous meeting. No substantive corrections were requested, and a motion was made and seconded to approve the minutes as submitted. The motion passed unanimously, and the June meeting minutes were officially approved and accepted into the Association records.

Motion: Dean Richey
Second: Daniel ONeale

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

III. EXECUTIVE SESSION

The Board entered Executive Session at 9:05 am to review delinquency matters, covenant violations, and ongoing action items involving homeowner accounts and community compliance matters. Delinquent accounts, collection efforts, and enforcement activities were discussed along with updates to ongoing violation cases. Following completion of these confidential matters, the Board exited Executive Session at 9:19 am and returned to Open Session to continue with the regular business meeting.

A. DELINQUENCY

B. VIOLATIONS

C. ACTION ITEM LOG

IV. FINANCIALS

A. JOHN'S FINANCIAL REPORT

The Board conducted a comprehensive review of the June 2026 financial statements and reserve fund analysis. Discussion focused on the Association's continued financial strength despite significant investment in community improvement projects throughout the year. Reserve balances remain healthy and are projected to remain near or above current levels through year-end due to lower-than-budgeted insurance expenses and continued reserve funding contributions. The Board reviewed recent property sales and confirmed that working capital contributions continue to support reserve growth. Delinquency accounts were discussed, including collection efforts on several outstanding properties, and the Board reaffirmed its commitment to protecting Association assets through appropriate collection measures. Additional discussion centered on recent repair and maintenance expenditures, which remain elevated due to landscaping treatments, irrigation-related corrections, and ongoing capital improvements; however, the Board agreed that overall finances remain in a strong and stable position. A minor correction to an address listed on the cash disbursement report was noted and will be verified against the original invoice. Board members expressed confidence that the Association is successfully balancing infrastructure improvements with long-term reserve planning while maintaining fiscal responsibility.

V. OLD BUSINESS

A. WACCAMAW RECREATION UPDATE - FENCE

The Board received an update regarding the fence installation project adjacent to the recreation property. After reviewing proposals previously obtained, the Board determined that Summit Affordable Fencing remains the preferred contractor due to competitive pricing, superior communication, and the inclusion of additional structural support through metal reinforcement within the fence posts. The Board discussed ongoing delays associated with the required easement agreement and county approvals. While the recreation department has expressed support for the project, final progress remains dependent upon action by the county attorney and completion of the easement documentation. A motion was made and approved to move forward with the selected contractor once the easement issues are resolved, allowing the project to proceed without further delay.

B. BULKHEAD

An update was provided on the bulkhead replacement project, which continues to progress satisfactorily. The contractor has completed the primary retaining structure and is currently installing the cap system. The Board discussed areas of temporary erosion and washout that have developed prior to completion of the capping process and was advised that final grading, topsoil placement, and restoration will occur once the remaining work is complete. Members noted that the project has significantly improved both the appearance and functionality of the pond area and agreed that the completed installation should provide substantial long-term protection against future erosion. The Board expressed satisfaction with the quality of work performed and looked forward to project completion in the coming weeks.

VI. NEW BUSINESS

A. UPPER POND FOUNTAIN

The Board discussed the Upper Pond Fountain replacement and reviewed prior approvals granted for the new motor installation. Due to the bulkhead project nearing completion, the Board President will coordinate with the vendor to schedule installation activities. Members emphasized the importance of restoring full fountain operation to support pond aesthetics and water quality and agreed to continue monitoring the project until installation is complete.

B. LOWER POND RIPRAP PROJECT

The Board extensively discussed the proposed riprap installation for the lower ponds and reviewed contractor pricing, material costs, and project scope. After comparing available information and considering prior work completed within the community, the Board determined that Kevin's proposal represented a fair and reasonable value for the Association. Members noted that the project would provide long-term erosion control and complement the significant pond improvements already completed throughout the community. A motion was made, seconded, and unanimously approved to award the project and authorize the initial payment necessary to begin construction. The Board agreed that completing the remaining pond stabilization efforts represents a major step toward preserving community infrastructure and reducing future maintenance costs.

Motion: John Blackwell
Second: Daniel ONeale

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

VII. COMMITTEE UPDATES

A. ACC UPDATE

The Architectural Control Committee provided updates regarding several homeowner applications and requests. The Board acknowledged approval of gutter installation requests and landscape modification applications that were determined to be compliant with Association standards. Discussion also occurred regarding a previously denied patio paver request for an end unit homeowner. While Board members expressed understanding of the homeowner's desire for additional outdoor living space, current governing documents do not permit such installations without a formal amendment process approved by the membership. Members discussed prior attempts to amend the restrictions and acknowledged ongoing homeowner interest in revisiting the issue in the future. Additional landscape enhancement requests recently submitted by homeowners will be reviewed through the normal ACC process.

B. LANDSCAPING UPDATE

The Board discussed several landscaping and drainage concerns throughout the community. Particular attention was given to recurring stormwater issues affecting 70 Pembroke, where significant ponding has continued during heavy rainfall events. The Board reviewed prior drainage work completed in the area and discussed potential solutions, including connecting existing drainage infrastructure directly to pond outfalls and improving water conveyance across the affected common areas. Members also noted concerns regarding drainage conditions in nearby sections of the community and agreed that additional site review and contractor evaluation may be necessary.

C. POOL UPDATE

The Board reported that pool operations continue to run smoothly and that resident usage remains high during the summer season. Discussion centered on a recent incident where unauthorized jumping into the pool resulted in damage to a pool grate and required temporary closure of the facility while repairs were completed. Board members stressed the importance of following posted pool rules to prevent damage, avoid additional costs to the Association, and ensure resident safety. The Board President also reviewed pool access issues involving a homeowner whose key fobs appear to have become demagnetized. The Board will coordinate replacement access credentials as necessary while continuing to monitor inventory and replacement costs associated with pool access devices. Overall, the Board expressed appreciation for volunteer efforts supporting day-to-day pool oversight and maintenance.

VIII. NEXT BOARD MEETING

The Board confirmed that the next regularly scheduled Board Meeting will be held on August 27, 2026, at the Waccamaw Library. In addition, Board members confirmed a community inspection walk-through scheduled for August 5, 2026, with participants meeting at the community pool before conducting inspections throughout the neighborhood.

IX. ADJOURNMENT

With all agenda items addressed and no further business brought before the Board, a motion was made and seconded to adjourn the meeting at 10:19 am. The motion carried unanimously, and the meeting was adjourned. Board members concluded the meeting by reviewing several upcoming projects and operational items that will continue to be monitored between meetings.

Motion: Dean Richey
Second: John Blackwell

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

Michael P. Smith
APPROVED

8/27/26
DATE