PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

June 24, 2025 9:00 AM
FirstService Residential
11822 Highway 17 Bypass South
Murrells Inlet, SC 29576

MINUTES

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

Directors Absent
None

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

Call to Order 8:59

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

▶ ***Resolved***
The motion passed

II. APPROVAL OF MEETING MINUTES

No changes needed to be made. Motion to approve Meeting Minutes for May 27th 2025

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

▶ ***Resolved***
The motion passed

III. EXECUTIVE SESSION

Entered Exec at 9:01 am

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

▶ ***Resolved***
The motion passed

A. DELINQUENCY

B. VIOLATIONS

C. EXIT

Exit at 9:20

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

- ***Resolved***
  The motion passed

IV. FINANCIALS

Motion to approve financials for May 2025. Board also votes to discontinue relationship with Winslow Law and proceed with signing on with Bellamy Law Firm.

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

- ***Resolved***
  The motion passed

V. OLD BUSINESS

A. CONCRETE PADS - COASTAL CONCRETE

Ted - There are 7 areas that needs to be fixed. Area at the pool, 175 Pawleys, 61 Portrait, 23 Pembroke, 179 Palisade, 188 Pembroke and 60 Pembroke. $4200

Previous quotes have been far greater. This is not to include asphalt work around pond. JC Coastal Concrete.

Motion to approve concrete pad repairs.

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

- ***Resolved***
  The motion passed

B. PONDS

Electrical Panel on the pond needs replacing. Ted to get with electrician to have panel replaced.

If water levels get to low, the Board will shut down the pumps to prevent damage.

VI. NEW BUSINESS

A. QUOTES TO APPROVE

Approve Moore's palm quote for increase in trimming

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

► ~~Resolved~~
The motion passed

VII. COMMITTEE UPDATES

A. ACC UPDATE

No updates at this time

B. LANDSCAPING UPDATE

Dave Gleaton with General Landscaping considered for quoting landscaping. Board requests meeting with Moore's Landscaping during the next Board Meeting on July 22th at 9 am. Board asking Melanie with FirstService to send eBlast reminding homeowners that they should not interfere or give instructions to vendors while they are on property. All requests should be made directly to the Board but preferably reported to FirstService Residential using the homeowner portal.

Main difference in contracts is push mowing the front yards will be included in General Landscaping.

C. POOL UPDATE

John B Makes motion to allocate $3k for pool furniture and umbrellas.

Ted to place new posts at pool house.

Gerald Mokar (179 Pawleys Place) approached Ted regarding donating pressure washer for the association to keep in the pool area. Wants a key so that he can access storage area and will assist in keeping areas clean.

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

► ***Resolved***
The motion passed

VIII. NEXT BOARD MEETING

Next meeting set for July 22nd at 9 am

IX. ADJOURNMENT

Michael P. Smith
APPROVED

7/29/25
DATE