PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

June 23, 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
Merrill Foster - Vice President
John Blackwell - Treasurer
Michael Smith - Secretary

Directors Absent
None

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

The meeting was called to order at 9:01 AM with a quorum present. Board members confirmed attendance and proceeded with the published agenda.

Motion: Dean Richey
Second: Merrill Foster

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

II. APPROVAL OF MEETING MINUTES

The Board reviewed the May meeting minutes. No corrections, omissions, or spelling concerns were identified. A motion was made to approve the prior meeting minutes, seconded, and unanimously approved. The appropriate board member was directed to sign the official copy for association records.

Motion: Dean Richey
Second: Merrill Foster

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

III. EXECUTIVE SESSION

Entered Executive at 9:03 am

Motion: Dean Richey
Second: Michael Smith

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

A. DELINQUENCY

B. VIOLATIONS

C. ACTION ITEM LOG

D. EXIT

Adjourn from Executive Session at 9:18 am

Motion: Dean Richey
Second: Daniel ONeale

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

IV. FINANCIALS

Motion: John Blackwell
Second: Daniel ONeale

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

A. JOHN'S FINANCIAL REPORT

The Treasurer reported that overall association finances remain strong and generally on budget. A review of the May financials showed no major concerns. An audit and tax return review is nearing completion, with only minor questions remaining regarding reserve and operating fund allocations. The Treasurer noted that reserve interest income is slightly lower than projected due to reserve funds being utilized for the Upper Pond project and insurance-related borrowing between accounts.

V. OLD BUSINESS

A. WACCAMAW RECREATION UPDATE - FENCE

The Board received a detailed status update on the recreation center fence project. Communication has begun with the neighboring property owner whose parcel borders a portion of the proposed fence line. Approximately 110 feet of the proposed seven-foot fence would adjoin that property. The association continues working through zoning variance requirements and obtaining county authorization needed for portions of the project that may involve easement access. The Board discussed timing concerns, as application materials must be submitted promptly to avoid delaying consideration by the zoning board. Alternative fence configurations were discussed should approvals or adjoining property permissions require modifications to the project.

B. BULKHEAD

Construction of the bulkhead continues to move forward. A temporary delay occurred after the contractor received vinyl panels in the wrong color and had to coordinate replacement materials from Charleston. Installation of the waler system has begun and visible progress has been made. The Board also discussed electrical concerns affecting the bubbler and irrigation systems near the pond area. An electrician was scheduled to inspect the issue. Members acknowledged that heavy equipment associated with the project has caused some damage to surrounding grounds and asphalt, though the damage is less severe than originally anticipated. Once the bulkhead project is completed, the Board plans to evaluate asphalt and concrete repairs necessary to restore affected areas.

VI. NEW BUSINESS

A. UPPER POND FOUNTAIN

The Board discussed ongoing mechanical failures associated with the Upper Pond fountain. Recent inspections suggest the power unit has failed due to seized bearings. A proposal of approximately $4,300 was received to replace the power unit; however, Board members questioned whether replacing only component parts is the most cost-effective solution. Alternative options, including replacement of the entire fountain system, were discussed. Management will clarify exactly what equipment is included in the proposed repair, warranty coverage, and available replacement alternatives before the Board authorizes the work.

VII. COMMITTEE UPDATES

A. ACC UPDATE

The Architectural Control Committee denied a request by a homeowner to install a side patio. Board members discussed the rationale behind the denial and concerns regarding consistency with historical approvals and the unique circumstances of end-unit properties. The Board requested additional explanation from the ACC regarding the basis for the denial before determining whether further review is warranted.

The Board also reviewed recent architectural approvals, including gutter installation requests. Several homeowners have received approval for gutters with the condition that all ongoing maintenance, cleaning, repair, and replacement remain the responsibility of the homeowner rather than the HOA.

B. LANDSCAPING UPDATE

Landscaping operations continue throughout the community. Crews have nearly completed bush trimming, common area maintenance, and work on lower palm trees. Tall palm tree trimming is scheduled in the coming weeks as fruit production increases. Irrigation repairs remain ongoing, particularly in areas experiencing recurring valve and decoder failures. The Board discussed concerns regarding drought conditions, low pond levels, grass performance, and increasing irrigation demands. Recent soil and water testing indicates improvement in soil pH conditions, although pond water chemistry continues to present challenges. The Board will continue monitoring irrigation performance and evaluating future sod replacement needs.

C. POOL UPDATE

The Board reported that pool column repairs have been completed. Replacement handrail covers are being sourced due to premature deterioration of recently installed covers. A minor scaling issue was identified at the bottom of the pool and has since been corrected through chemical adjustments. The Board also reviewed the status of the new pool access control and security system. The vendor has acknowledged receipt of the deposit and indicated that the system is currently being assembled and programmed. Installation is pending final completion and delivery of the equipment.

VIII. NEXT BOARD MEETING

After discussion, the Board agreed to schedule the next regular Board Meeting for July 28, 2026 at 9 am, allowing sufficient time for receipt of updated financial information and project progress reports.

IX. ADJOURNMENT

With no further business presented, the meeting was adjourned at 10:21 am

Michael P. Smith

APPROVED

7/28/26

DATE