PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Owner Meeting March 4th 2025

March 4, 2025 5:00 PM
Waccamaw Library
Pawleys Island, SC

MINUTES

Directors Present
Dean Richey - President
Gale Johnson - Secretary
Richard Westfall - Member at Large
Merrill Foster - Vice President
John Blackwell - Treasurer

Directors Absent
None

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

Motion: Dean Richey
Second: Gale Johnson

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

II. APPROVAL OF MEETING MINUTES

Motion: Dean Richey
Second: Richard Westfall

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

III. EXECUTIVE SESSION

Motion: Dean Richey
Second: Richard Westfall

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

A. DELINQUENCY

B. VIOLATIONS

C. ACTION FOR LANDSCAPING QUOTE

D. EXIT

Motion: Dean Richey
Second: Richard Westfall

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

IV. OPEN MEETING FOR MEMBERS

V. OLD BUSINESS

A. MAILBOX PROJECT UPDATE

Previous mailboxes were aluminum. In the reserve study there was money to replace mailboxes. If you need a key, please see Dean and he will make sure you get your key. Mailboxes have all been replaced and installed. Ted will be fitting the boxes with newsletter holder on the side. Thanks from everyone in attendance to the Board for handling the mailbox project and the work that was put in by everyone involved. Boxes were done in phases and Board worked together to coordinate.

B. ONGOING INSPECTIONS

Inspections Friday the 7th of March. Board notices people putting stuff or storing out on the common areas. That is not allowed. If you bring something to the common area please make sure to return it.

VI. NEW BUSINESS

A. RESERVE ADVISORS RESERVE STUDY PROPOSAL

John - Reserve study was completed in 2020. Painting or exterior wood surfaces and shutters, all roofs, replaced upper pond well pump, pool resurfacing and bathroom upgrade, sealing of roadways and sidewalks, mailbox total replacement, fountain light upgrade for middle pond, replacement of upper pond well pump and painting of columns and caps.

Want to get Reserve Advisors out to refresh the reserve study.

B. SPECTRUM CONTRACT RENEWAL

New contract starts April 15th 2025. Board went over lineup and increased internet speeds. If your equipment does not work with the new service. Spectrum will send you a letter letting you know that you will need new equipment. More savings for the next 6 years.

C. WASTE MANAGEMENT CONTRACT RENEWAL

Waste Management contract set in stone for 3 years.

D. TOWING AND STORAGE SERVICE

4 signs obtained by Pawleys Island Towing and Storage and have a contract to tow at Board's request. Stickers were obtained to notify owners of their vehicle that needs to be removed or moved from the property.

VII. COMMITTEE UPDATES

A. ACC UPDATE

All ARC requests have been approved and closed.

B. LANDSCAPING UPDATE

Gale - spoke about the PH fix for the soil post water testing. Will be tested again after soil is treated. It will be rechecked again in the fall. Sod is not able to grow in certain sections that have major chemical imbalances. In talks with Moore's Landscaping about using push mowers for the fronts of the building. Will start working on a few projects to get sod to root. Shrubs, hedges and tree trimming to be completed. Concentrating on the intersections to get these thinned out. Will be working one intersection at a time. Mole treatment completed first week of February. If you see mole activity, please notify FirstService Residential. Crepe Myrtle trimming completed today. Irrigation testing started today. You irrigation will start coming on as early as next week. Starting to have talks about ground cover and mulch.

VIII. OWNER QUESTIONS AND DISCUSSION

A. COMMITTEE TO UPDATE COVENANTS

Owners present requested committee to review the current documents for items that can be amended.

IX. NEXT BOARD MEETING

X. ADJOURNMENT

Motion: Dean Richey
Second: Merrill Foster

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



03/25/2025

APPROVED **DATE**