PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

March 24, 2026 9:00 AM
FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet, SC 29576

MINUTES

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

Directors Absent
Merrill Foster - Vice President

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

Call to order 8:59 am

Motion: Dean Richey
Second: Daniel ONeale

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

II. APPROVAL OF MEETING MINUTES

Motion: Dean Richey
Second: Michael Smith

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

III. EXECUTIVE SESSION

Enter executive 9:01 am

Motion: Dean Richey
Second: John Blackwell

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

A. DELINQUENCY

B. VIOLATIONS

C. ACTION ITEM LOG

D. EXIT

Exit 9:16 am

Motion: Dean Richey
Second: Michael Smith

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

IV. FINANCIALS

John Blackwell - Tax returns and Audit Engagement has been signed and sent over to the CPA for completion.

Dean Richey - Looks like we are doing pretty good. Total assets of $1.2m.

John Blackwell - The reserve balance went down a little bit versus last month and that was because we made an accounting adjustment to record some money that the Financial Manager had put in the Reserves that wasn't due to Reserves last month. So I had her move it. You will see right now that our cash balance on the operating side will come up. We normally expect it to come up between January and the end of April so that we have money in the bank to make the down payment on the insurance premium. Hopefully in the next couple of months we will see that grow so that we can make a sizable down payment. I talked to the insurance broker yesterday, she has had our insurance out to the market since early February. We have done what we need to do there for now. We will hear something around about late April. I have talked to some other HOA Boards and they have stated that they have seen decreases in insurance again this year so hopefully we will wind up in the same position.

Dean Richey - So our financials look pretty strong.

John Blackwell - Interest in the Reserves was better this month than in January. I imagine that is just a timing issue between accounts.

John Blackwell - There were 2 water bills that were really high for this year.

Daniel Oneal - One owner is using their own sprinklers on the front of their lawn.

John Blackwell - We need to let owners know that they can't be doing this. This kind of activity makes it hard for the Board to look for leaks in buildings that may be reflected in the water bills.

Dean Richey - This needs to be brought up in the next members meeting.

V. OLD BUSINESS

A. BULKHEAD

Bulkhead is scheduled to start end of April. And we are having CWay complete that project. Contract is signed.

B. INSPECTIONS

Dean - I would like to continue to do walk around inspections so that we can ensure that all owners are taking care of the property and the Board can further review the Rules and Regulations.

VI. NEW BUSINESS

A. WACCAMAW RECREATION UPDATE

No current updates reported. The Board wants to request that the County help to pay for a fence.

B. AMENDMENTS TO RULES AND REGULATIONS

Dean Richey - I have sent this out earlier. We are going to make a change about feeding stray animals of any kind, including but not limited to cats, dogs, deer, fox, coyotes etc.. is not allowed within the community and placement of food platers or bowls outside of units are subject to fines. Seeded or hard food bird feeders of any kind are not allowed within the community. Liquid hummingbird feeders are permitted and must be maintained by the owner. I will be placing a letter on every door. This is something that the Board has been working on for a while. When these are implemented, they will have 30 days to comply.

If not done, they will be subject to a fine.

For first offense is $150. If not corrected within 14 days, there will be another $300 fine, after that, it will go to another $600. We are giving every resident ample opportunity to correct.

Along those same lines, in order to curtail the geese problem...I sent a note to the ACC committee and asked if they would approve putting swan decoys in the ponds. They agreed.

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

▶ ***Resolved***
The motion passed

VII. COMMITTEE UPDATES

A. ACC UPDATE

There have not been any requests to date. There have been a few requests for bushes to be cut back and screen repairs.

B. LANDSCAPING UPDATE

John Blackwell - On the irrigation system, they have the equipment to start work on the upper pond updates and will be starting that this week.

Daniel ONeal - I contacted him the other day and he says that he has to get the decoders in and get it running because the system hasn't been on in the back since last September. The topic of mulch, we need to discuss that with Kevin again and get that planned.

Dean Richey - Pressure washing for the community is scheduled for April 13th by the same company that we have been using. They have been doing a great job.

C. POOL UPDATE

Most of the painting is completed. Caulking will be completed for any cracks and then pressure washing will follow for the furniture and decking.

Pressure washing will be completed right after. This should make us ready to open by the 1st.

John Blackwell - We need to keep an eye on the pool vendor. I have noticed a significant increase in expenses related.

Daniel ONeal - I reached out to Johnson Controls support to get our sales guy out to update the key system. It is reaching end of life by April.

VIII. NEXT BOARD MEETING

Next meeting scheduled for April 28th at 9 am.

IX. ADJOURNMENT

Motion to Adjourn 9:55 am

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

▶ ***Resolved***
The motion passed

Michael P. Smith — **APPROVED**

4/28/26 — **DATE**