PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

May 27, 2025 5:00 PM
Waccamaw Library
41 St Paul Pl
Pawleys Island , SC 29585

MINUTES

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

Directors Absent
None

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

Call to order 5:00 p.m.

Motion: Dean Richey
Second: John Blackwell
AYEs: Michael Smith, John Blackwell, Merrill Foster, Gale Johnson, Dean Richey
NAYs: None

▶ ***Resolved***
The motion passed

II. APPROVAL OF MEETING MINUTES

Motion: Dean Richey
Second: Gale Johnson
AYEs: Michael Smith, John Blackwell, Merrill Foster, Gale Johnson, Dean Richey
NAYs: None

▶ ***Resolved***
The motion passed

III. EXECUTIVE SESSION

Entered Executive at 5:02 p.m.

Motion: Dean Richey
Second: Merrill Foster
AYEs: Michael Smith, John Blackwell, Merrill Foster, Gale Johnson, Dean Richey
NAYs: None

▶ ***Resolved***
The motion passed

A. DELINQUENCY

B. VIOLATIONS

C. EXIT

Exited executive at 5:35 pm

Motion: Dean Richey
Second: Gale Johnson
AYEs: Michael Smith, John Blackwell, Merrill Foster, Gale Johnson, Dean Richey
NAYs: None

► ***Resolved***
The motion passed

IV. FINANCIALS

A. INSURANCE RENEWAL

Month of May is the month for property insurance renewals. Over the last few years, the insurance costs have fluctuated greatly. We had a special assessment two years ago and we budgeted as if we hope not to have a special assessment for insurance this year, and we don't. Good news is, the only surprise when we set this year's budget and held our prices steady, with the exception of the Spectrum contract increases, the hope was that we would not have to have another assessment. Some of the things done to keep these insurance costs low: had the connectors between the ponds cleaned, silt removed from upper pond, had to replace the deep well pump...then we had reserves advisors out to look at the numbers again. This made the community look more attractive to the insurance companies. Last year, it was a reasonable price....this year, with the current broker, saw another stabilization of costs. We will be borrowing from reserves to make payment in full and this will ultimately save the community around $15k - $20k for the year in financing costs. We are financially where we should be and looking strong for reserves.

V. OLD BUSINESS

A. CONCRETE PADS - COASTAL CONCRETE

JC Coastal Concrete - Ted met with them to look at lifted concrete sidewalks. Measuring sections ongoing to calculate extent of project and get those areas remedied.

Siding - Properties being looked at for siding issues to create project list. Currently working on color and material matching.

Columns for pool house - Will they be repaired, removed or replaced? (Owner Question) This will be completed in house. Danny and Ted will go through the storage area to see what can be salvaged to complete that work.

Cracks in the driveways. This is a project that is coming up in the coming years.

Lights being left on under the pergola. Can a timer be placed on there? Board to look into that.

B. PONDS

Wooden Bulkhead on upper pond is losing some soft Boards and erosion is causing issues. Money saved on insurance will help hire someone to evaluate this year.

Pond walkway - Being looked at the smooth it out.

VI. NEW BUSINESS

Having amenities such as cable, trash pick up, pool etc.....is a privilege, if you are not paying your assessments you will have your amenities canceled. Motion requested by homeowner to go for a vote to allow disconnection of amenities if you are behind on assessments.

Signs for the community need to be touched up. Homeowner is offering to help.

First Motion

Motion: Dean Richey
Second: John Blackwell
AYEs: Michael Smith, John Blackwell, Merrill Foster, Gale Johnson, Dean Richey
NAYs: None

▶ ***Resolved***
The motion passed

First Motion

Motion: Dean Richey
Second: John Blackwell
AYEs: Michael Smith, John Blackwell, Merrill Foster, Gale Johnson, Dean Richey
NAYs: None

▶ ***Resolved***
The motion passed

A. CABLE / INTERNET DISCONNECTION FOR NONPAYMENT

Owner requested motion be made for Board to disconnect amenities and services if community assessments are not made by a homeowner in a timely manner. Motion passed.

Motion: Dean Richey
Second: John Blackwell

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

VII. COMMITTEE UPDATES

Just some of the Board accomplishments for the last 4 years.

- Finished all roofing ahead of schedule
- Painted all units
- Resealed the roads
- Resurfaced the pool
- Restored the bathrooms with new repartitions and lighting
- Replaced pond pumps, fountain and pool lighting.
- Researched with soil samples for the growing of grass
- Replaced mailboxes
- Tree trimming 3 times
- Bush trimming at intersections
- Painted caps on columns

A. ACC UPDATE

No updates for the ACC committee.

B. LANDSCAPING UPDATE

General Landscaping will be hand installing mulch as this will be more cost effective. This should start around the first of June. They will be shoveling and raking this time. Trying to get more common area coverage. No pine straw will be placed this year.

Saw Rite will be out to take a look at complete tree trimming and removal. To be continued. Community will be updated. They are mainly looking at dead, diseased trees and trimming back from the buildings and parking areas.

Ann Blyth - Having a real problem putting in requests in the portal and for work orders.

Soil issues will not be fixed overnight. Sod can not be put down until soil issues are solved. Certain areas being tested and remedial efforts being made. Some of the owners are taking the expense to help. The HOA can not justify testing in areas of shade or no sunlight. Erosion and Acidity play a big part in the issues.

Leaves piling up in the back of units and to be looked at being moved to berms.

Wooden Fence along commerce brought up that it is leaning.

Sign for the community needs to be touched up. Homeowner offered to help. Ted to see what paint is left in storage that they can use.

White truck blocking view on county right away. Board has already tried to contact Georgetown County about it and there is nothing that can be done.

Homeowner complained about mowing tearing up their grass when it is wet. Asked for push mowing.

C. POOL UPDATE

Concrete at the back of the pool will also be in the concrete job for JC Coastal Concrete.

Want to thank Jerry, he went and purchased the blue covers for the pool ladders hand railing. Thank you so much for the help keeping up with pool area. He ordered them on his own and everyone is appreciative.

D. SOCIAL COMMITTEE

A week from today, Tuesday June 3rd, there will be a dinner at El Cerro Grande, Church Street in Georgetown

All information is in the newsletter, Margarita night Friday June 20th with a food truck with Mexican Food. Margaritas $2

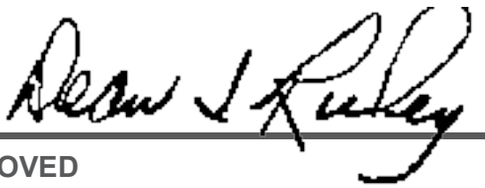
VIII. NEXT BOARD MEETING

IX. ADJOURNMENT

Meeting adjourn at 6:44 p.m.

Motion: Dean Richey
Second: John Blackwell
AYEs: Michael Smith, John Blackwell, Merrill Foster, Gale Johnson, Dean Richey
NAYs: None

- ***Resolved***
  The motion passed



APPROVED

06/24/2025

DATE