PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting and Homeowner Meeting

May 26, 2026 5:00 PM
Waccamaw Library
41 St Paul's Pl
Pawleys Island, SC 29585

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

Call to Order Board Meeting at 5:17 p.m.

II. APPROVAL OF MEETING MINUTES

Meeting minutes were approved unanimously after the previous meeting via email and published.

III. EXECUTIVE SESSION

Entered Executive 5:25 p.m.

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

- ***Resolved***
  The motion passed

A. DELINQUENCY

B. VIOLATIONS

C. ACTION ITEM LOG

D. EXIT

Exit Executive 5:43 pm

IV. FINANCIALS

The association remains in strong financial condition, operating within budget and maintaining disciplined financial management practices.

Despite upcoming capital projects, reserve balances are projected to remain strong, reaching approximately $1.1 million by year-end, supported by regular contributions, interest earnings, and revenue from property sales.

A. INSURANCE RENEWAL

Insurance renewal for the current year came in significantly lower at approximately $230,000 compared to prior years near $360,000, reflecting improvements made within the community. The board continues its standard practice of temporarily borrowing from reserve funds to pay the insurance premium in full and repaying the balance within the same calendar year.

B. MONTHLY ASSESSMENT BREAKDOWN

The monthly assessment breakdown was provided as part of the meeting agenda package for the homeowners.

V. OLD BUSINESS

A. WACCAMAW RECREATION UPDATE - FENCE

The board discussed the county's plans to construct outdoor pickleball and basketball courts at the nearby recreation center and the potential impact on the community. While the county has agreed to limit use to daylight hours, avoid lighting installations, and increase security patrols, the board determined that the fence is the most effective measure to protect the neighborhood from increased traffic, noise, and trespassing. Discussions with county officials are ongoing, including potential enhancements such as sound mitigation via windscreening.

The perimeter fence project is being implemented primarily to address anticipated security, trespassing, and noise concerns stemming from nearby recreational center developments. The fence will run along the rear boundary and extend around key portions of the community, with no access gates planned to maintain security integrity. The board is currently working with the county on a potential easement to shift the fence slightly and preserve existing trees, reducing environmental impact and possible clearing costs.

B. BULKHEAD

The board approved and initiated repairs to the upper pond bulkhead due to structural deterioration discovered during initial maintenance work. The project, to be executed by C-way, will replace the failing wood structure with a reinforced system using corrugated sheet piling, tie-backs, and a raised surface elevation. Construction is expected to begin shortly and take approximately four to five weeks to complete. This upgrade is intended to provide a long-term, maintenance-reducing solution while improving the overall integrity of the pond system.

C. FERAL CATS AND FEEDING OF WILDLIFE

The board addressed ongoing issues with wildlife, including raccoons, rats, and feral cats, emphasizing that feeding animals contributes directly to infestations and property damage. A strict no-feeding policy is being enforced, with residents encouraged to report violations. Professional pest control assessments confirmed that food sources such as bird feeders are a primary cause of rodent activity. The board is also supporting efforts to trap and spay/neuter feral cats to reduce population concerns.

VI. NEW BUSINESS

VII. COMMITTEE UPDATES

A. ACC UPDATE

The board reiterated the proper process for submitting architectural and landscaping requests, which must be routed through Residential Services before review by the ACC and final approval. Delays in approvals are typically caused by incomplete submissions or missing documentation. Homeowners were advised to ensure all required materials are included and to check spam folders for follow-up requests from management to avoid unnecessary delays.

B. LANDSCAPING UPDATE

Approximately $50,000 has been invested in modernizing the community's irrigation system, including the installation of advanced controls that allow remote operation and zone-specific management. While these improvements enhance efficiency, ongoing issues remain due to aging infrastructure, including valve failures and root damage. Due to drought conditions and inconsistent irrigation performance, the board has paused new sod installations until a more reliable watering strategy and soil conditions can be established. Soil and water testing are currently underway to guide future landscaping decisions.

C. POOL UPDATE

The board clarified that pets, including service animals, are not permitted within the pool area due to health regulations and insurance requirements. This policy aligns with governing documents and is strictly enforced to ensure safety and compliance. The board also noted increased usage of the pool and encouraged continued adherence to posted rules.

VIII. OWNER QUESTIONS AND DISCUSSION

To improve meeting efficiency, the board implemented a more structured agenda format with time limits assigned to each topic and a clear distinction between community-wide discussions and individual homeowner concerns. Residents were asked to submit personal issues through formal channels rather than addressing them during general meetings. The goal is to maintain focus, reduce disruptions, and ensure productive use of meeting time.

The board shared community announcements, including an upcoming neighborhood dining event and local entertainment at Crooked Cork. Additional homeowner questions were addressed during open discussion, covering topics such as landscaping maintenance and pond conditions. With no further business, the meeting was formally adjourned following a motion and approval

IX. NEXT BOARD MEETING

X. ADJOURNMENT

Meeting was adjourned at 7:00 p.m.

Michael P. Smith

APPROVED

6/23/26

DATE