PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

November 18, 2025 5:10 PM
Waccamaw Library

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 5:10 pm

II. APPROVAL OF MEETING MINUTES

Tabled for next meeting

III. EXECUTIVE SESSION

Entering Executive session 5:12 pm

Motion: Dean Richey
Second: Michael Smith

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

A. DELINQUENCY

B. VIOLATIONS

C. EXIT

Motion to exit 5:25 pm

Motion: Dean Richey
Second: John Blackwell

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

IV. FINANCIALS

John Blackwell - I emailed everyone the 5 year reserve plan from the budget, I updated that to pull the $55,000 out of 2025 and move the $240,000 to 2026. If you look at the bottom line of the chart, it will show

you how much we anticipate being in the reserves at the end of that timeframe before versus after using the $240,000. In my mind, as long as we are keeping our reserve balance close to $1 million, outside of stuff that is on the schedule, the only big item at the end of the 5 year period is redoing vinyl siding which shouldn't be a problem. This year's budget still has $385,000 for insurance and we only paid $311,000. Any excess of course will be moved to reserves. The reserve study is a little outrageous, so some of those numbers are out of touch with realism. They have us replacing the roofs again in a very short time period. As a Board, we should continue to tell homeowners that we are going to publish and keep in front of them what our 5 year plan is and what our reserve forecast are and if we see anything out of whack, we will address it as quickly as we can.

Ted - They have $10k for pool fence replacement in 2027. I don't see any need for that.

John Blackwell - Like I said, a lot of stuff that is in there, if it is not something we specifically talked about...it is stuff in the original plan. They had $35,000 in there for phased replacement of driveways. I feel like we will need to do some of that on some of the worst driveways so that we can get a feel of what the actual costs for driveways will look like. The year in 2029 when we do the mill and overlay of the roads and concrete curbs and gutters and catch basins...thats $417,000, I doubt it will take that much to do what we have to do. I just feel like keeping the big items in front would help so that we can see what that does to the bottom line of the reserve balance.

V. OLD BUSINESS

A. PONDS

VI. NEW BUSINESS

A. ACTION ITEM LOG

Community feeding of the cats is still an issue. Cats should be treated and cleaned up just like you would after a dog. There are several charitable organizations that will come and pick them up.

A couple of action items have been addressed and marked completed.

B. INSPECTIONS

John Blackwell - If homeowners are going to complain about one person, they need to be consistent. The HOA rules and bylaws actually say is that it is the homeowner's responsibility to call or email a complaint things that they feel are not in compliance. It is not the Board's. The Board is there to serve as a intermediary over a disagreement between neighbors. But its not the Board's job to go out and seek out violations of the rules. Its up to the community. The Board should not be sent a complaint. They should be submitted according to the Rules.

VII. COMMITTEE UPDATES

A. ACC UPDATE

No updates at this time.

B. LANDSCAPING UPDATE

There have been 2 quotes obtained to straighten out the drainage behind a few of the buildings.

C. POOL UPDATE

No updates at this time.

VIII. NEXT BOARD MEETING

December 22nd at 9 am

IX. ADJOURNMENT

Adjourn 5:38 pm

Motion: Dean Richey

Second: Michael Smith

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

APPROVED **DATE**