PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

October 21, 2025 9:00 AM
FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet, SC 29576

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 9:00 am

II. APPROVAL OF MEETING MINUTES

Motion: Dean Richey
Second: Merrill Foster

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

III. EXECUTIVE SESSION

Entering Executive session 9:03 am

Motion: Dean Richey
Second: Michael Smith

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

A. DELINQUENCY

B. VIOLATIONS

C. EXIT

Motion to exit 9:28 am

Motion: Dean Richey
Second: John Blackwell

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

IV. FINANCIALS

John Blackwell - Everything is looking good and we are within our budget. The worksheet that I used for the budget is updated with the forecasted numbers and increases in services projected. We were able to do what we did because we had a savings in our insurance line item. The Board is doing good at keeping things moving and projects going and staying within budget. As far as September financials, some collections items will help and will be put into reserves when they come in. The thought is that the Board should be able to keep assessments the same as 2025.

V. OLD BUSINESS

A. PONDS

Ted is meeting with Tip Top to look at all of the orange markings. They are trying to figure out a solution for the 2x4s that are rotting. The vertical timbers will be a hard to fix. They will need to put something next to them in order to properly resolve the issue. Board will be meeting with them on the 22nd to go over all of the options in the most economical way. Cutting them off is still going to result in the footers rotting.

VI. NEW BUSINESS

A. ACTION ITEM LOG

Board discussing that something needs to go out regarding bird feeders and that if you have a bird feeder causing issues with rodents, you will be responsible for the damage caused. Mentions that the rodents are also causing issues when they come from the woods. A few issues that came from previous Bearden work is being completed. The Board has spoken to 3 different asphalt contractors and has yet to see a quote on asphalt projects. Border Caulk might be the way to go when the patio is separating from the foundation.

B. ANNUAL MEETING

Board wishes to discuss all of the accomplishments of the year. Mailboxes were replaced, tree trimming, major landscape cutting in the intersections, reserve study update for the 5 year update, concrete work and repaired upper pond sidewalk, upgraded the upper pond well pump, upgraded electrical for the second pump so they can work together, pool received new ladders, 6 new loungers, umbrellas and two tables, upper pond board walk, lower pond diverter, columns will be put in front of the pool once it closes.

John - water on those ponds were extremely high recently and the overflow only took care of what the storm system would allow it to handle. We can't have people making alterations to the drainage systems on their own because they are worried about something. There was enough water there that it wasn't going to run out no matter what you did. We need to make sure that people understand that we are monitoring that situation. They need to have some trust in the process.

C. BUDGET CONVERSATION

Budget is approved. Assessments will remain the same in 2026.

D. RESERVE FOR NEXT 5 YEARS

Forecasted reserve is looking to be 1.4 Million by end of year. The only thing that has not been accomplished in the reserve study for the near future is the vinyl siding. The landscaping upgrade will also be beneficial. The board is being very aggressive on projects to get ahead of the reserve study. Starting to replace vinyl siding is the next big project. The reserve study estimate per unit was calculated at $8800. This will be start with priority buildings that are in the most need. This will give the Board an idea of how much it will cost per building. Pool furniture and landscaping are the biggest items for the next 5 years.

VII. COMMITTEE UPDATES

A. ACC UPDATE

No updates at this time.

B. LANDSCAPING UPDATE

Interest in more sodding in areas that are barren is discussed. Rye grass at the upper pond discussed. Landscapers are able to get the seed at a much better price. Another area to be addressed is behind Pawleys Place drive where there is an inbankment that keep washing sand into the street. We need to get something to build up that soil to prevent that erosion. Maybe stepping down the area to be able to hold back the soil and sand. Irrigation needs to be addressed in a few areas and also putting some grass down in upper pond areas. Testing a few areas with Bermuda grass is discussed. Rooting would be an issue if completed in the winter. Spring will be the best time to test.

C. POOL UPDATE

Columns will be installed after pool closing.

VIII. NEXT BOARD MEETING

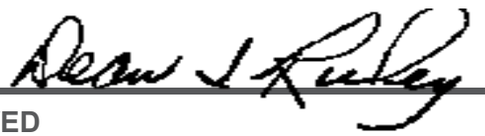
December 22nd at 9 am

IX. ADJOURNMENT

Adjourn 10:23 am

Motion: Dean Richey
Second: Michael Smith

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



12/15/2025

APPROVED **DATE**