PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

September 22, 2026 9:00 AM
FirstService Residential
11822 Highway 17 Bypass S
Murrells Inlet, SC 29576

MINUTES

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

Directors Absent
None

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

A quorum of the Board was established, and the meeting was called to order.

Motion: Dean Richey
Second: Michael Smith

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

II. APPROVAL OF MEETING MINUTES

The Board reviewed the minutes from the previous meeting and found them to be accurate as presented. No corrections or amendments were requested. A motion was made, seconded, and unanimously approved to accept the prior meeting minutes. Management was directed to obtain the necessary signatures and ensure the approved minutes are posted for homeowner access.

Motion: Dean Richey
Second: John Blackwell

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

III. EXECUTIVE SESSION

The Board entered Executive Session at 9:05 am to review delinquency matters, violations, and the community action item log. Discussions focused on account status updates, transfers of ownership, open compliance matters, and ongoing community concerns. The Board also discussed challenges associated with introducing new owners to community procedures and governing documents. Several members emphasized the importance of improving communication with incoming residents to ensure they are familiar with Association requirements, maintenance request procedures, architectural approval processes, and available community resources. General discussion also included concerns regarding recurring homeowner misunderstandings stemming from lack of information provided at closing and opportunities to improve owner orientation and engagement. Specific discussions regarding individual accounts, violations, and

enforcement actions are omitted from these minutes. Following discussion, Executive Session was adjourned, and the Board reconvened in Open Session at 9:35 am.

A. DELINQUENCY

B. VIOLATIONS

C. ACTION ITEM LOG

IV. FINANCIALS

A. JOHN'S FINANCIAL REPORT

The Board reviewed the Association's financial position and discussed current year expenditures, reserve funding, and the upcoming 2027 budget development process. Overall, the Association remains in stable financial condition; however, the Board noted several significant unplanned maintenance and repair expenses incurred during the year, including building repairs, drainage improvements, fountain and electrical repairs, and erosion mitigation projects. The Treasurer advised that reserve projections are being updated to account for recent expenditures and to prepare for next year's budgeting process. Board members discussed several future capital needs, including road resurfacing, siding replacement planning, tree maintenance, community signage replacement, and ongoing building envelope repairs. The Board agreed that these items should be evaluated further during budget preparation to ensure adequate funding and long-term infrastructure preservation.

V. OLD BUSINESS

A. WACCAMAW RECREATION UPDATE - FENCE

The Board received an update on the proposed fence installation along the recreation center boundary. Discussions included permitting coordination, property line considerations, vegetation clearing requirements, contractor communications, and material cost increases. The Board was advised that preliminary approvals have been received from the recreation center representatives and that the project remains on track pending receipt of a final contractor invoice. The Board discussed the importance of moving forward with the project to improve security, define property boundaries, and enhance the appearance of the community perimeter. Management and Board representatives will continue working with the contractor to finalize pricing and scheduling so construction can begin as soon as possible.

VI. NEW BUSINESS

A. 2027 MOORES LANDSCAPING CONTRACT

The Board reviewed a proposal from the community's landscaping contractor for a multi-year contract renewal. The proposed agreement included modest annual increases and additional discussion regarding irrigation system inspections and maintenance responsibilities. Board members expressed satisfaction with the contractor's recent performance, responsiveness, and overall improvement in service levels. Consideration was given to the contractor's significant involvement in community improvement projects beyond the scope of the standard maintenance contract. Following discussion, the Board approved the proposal, contingent upon receipt of a formal contract reflecting the agreed terms and pricing.

▶ **Action Required: Yes**

Motion: Dean Richey
Second: John Blackwell

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

VII. COMMITTEE UPDATES

A. ACC UPDATE

The Board reviewed recent architectural matters and discussed several homeowner requests involving landscaping modifications and exterior improvements. Board members emphasized the importance of

obtaining proper approvals before commencing any alterations. The discussion also highlighted the need for clear communication regarding application procedures and homeowner responsibilities when seeking architectural approvals. The Board will continue evaluating existing procedures to ensure consistency and transparency throughout the review process.

B. LANDSCAPING UPDATE

The Board discussed ongoing landscape maintenance activities throughout the community, including erosion repairs, grass establishment efforts, irrigation monitoring, tree trimming needs, and future beautification opportunities. Members reviewed areas where topsoil applications and seeding efforts have yielded positive results and discussed the possibility of using similar methods in other locations experiencing turf failures. Additional discussion focused on common area enhancements, maintenance priorities, and long-term planning for landscaped spaces throughout the community.

C. POOL UPDATE

The Board reviewed recent pool-related maintenance activities, including repairs to fountain equipment, lighting components, surveillance camera planning, and gate security concerns. Discussion centered on ensuring the pool gate closes and latches properly, evaluating possible improvements to the gate structure, and maintaining secure resident access. The Board also discussed monitoring contractor attendance and utilizing the community's electronic access control system to verify service visits when necessary. Additional conversation focused on the value of maintaining electronic access tracking and the advantages of the current access control platform for managing community amenities.

VIII. NEXT BOARD MEETING

The Board scheduled the next regular Board Meeting for October 27, 2026, at 9:00 a.m. This meeting will also serve as the Association's budget workshop and budget approval meeting for the 2027 fiscal year. The Board emphasized the importance of completing budget preparations in advance of statutory and management deadlines.

IX. ADJOURNMENT

There being no further business to come before the Board, a motion was made, seconded, and unanimously approved to adjourn the meeting. The meeting concluded following brief discussion of homeowner communication tools, website resources, portal accessibility, and ongoing efforts to improve resident engagement and support.

Michael P. Smith
APPROVED

10/27/26
DATE