PAWLEY'S PLACE HOMEOWNERS ASSOCIATION, INC.

Pawleys Place Board Meeting

September 23, 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

Directors Absent
Michael Smith - Secretary

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

9:09 am Call to Order

II. APPROVAL OF MEETING MINUTES

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

▶ ***Resolved***
The motion passed

III. EXECUTIVE SESSION

Motion to exit executive 9:27 am

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

▶ ***Resolved***
The motion passed

A. DELINQUENCY

B. VIOLATIONS

C. EXIT

Exit Executive 9:27

IV. FINANCIALS

Motion: John Blackwell

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

- ***Resolved***
  The motion passed

V. OLD BUSINESS

FirstService awaiting vendor compliance for Tip Top so that the wood installation can take place. Board wants this to get done as soon as possible. Been back and forth for 2 weeks. Everything has been received to get them in the system. Melanie is waiting on invoice to start the project and will have it overnighted once it clears the system.

A. CONCRETE PADS

Board wants to use ReadyMix concrete instead of bag. Awaiting vendor compliance for Aggressive Concrete. Melanie is in direct contact with Tammy with Aggressive to help get them set up.

B. PONDS

VI. NEW BUSINESS

A. ACTION ITEM LOG

Board representatives will be viewing screening requests to make sure they are not from misuse damage.

Some siding on some buildings are not looking good. The Board wants to get a siding and shutter company to come in that was referred by another community. This will be done on a priority basis until all community is re-sided. Dean will contact that company and get them in touch with FSR.

The lower pond has a good walking path. Walking paths need to be used at your own risk. Coastal Asphalt and Weaver construction have been contacted to quote for new upper pond walkway. They will also get prices to pull asphalt off portrait entrance and replace.

B. ANNUAL MEETING

Annual Meeting to be held on November 11th 2025

Residents notified that they can visit pawleysplace.org and fill out the form for Call for Candidates.

C. BUDGET CONVERSATION

In the next 30 days, John will be putting together a budget draft. John requesting suggestions from Board Members on potential projects that need to be included in the budget. Increases being considered and it is not looking like something that would be needed. Board thinks that holding the budget steady and keeping the assessments the same would be the best idea for 2026. Cable fee was negotiated to stay steady for 3 years along with trash pickup. This will help bridge any gaps to help. Lots of residents have been complimenting John on his handling of the finances for the community.

VII. COMMITTEE UPDATES

A. ACC UPDATE

B. LANDSCAPING UPDATE

For 2026, the Board wants to address the irrigation upgrades. Quote requested from Moore's to complete each pond. Another check valve was put in and then needed reprimed. A few turf heads have been located off Palisade loop, that drain constantly. Moore's asked to take a look at those. The pump has been working with better pressure. Moore's has been refining and replacing sprinkler heads in phases. A plan is in place to acquire quotes to replace all segments over the next few years. This is something requested in the Reserve Study. The front of the community is in need more than the rear at this time. The back half has had more repairs than the front over the years. They will replace the controllers and will have to replace the decoders as well at that time. This will be quoted and scheduled for the next few years. These are to be in two sections, upper and lower.

C. POOL UPDATE

VIII. NEXT BOARD MEETING

October 21st 2025 Next Board Meeting 9 am.

IX. ADJOURNMENT

10:42 am Exit

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

- ***Resolved***
  The motion passed

Michael P. Smith
APPROVED

10/21/25
DATE