

JANUARY 2016 REPORTS

1. Pat Horne's letter of resignation as social chair was read.
2. Social committee needs a chairperson.

ARCHITECTURAL COMMITTEE

The Architectural Committee receives requests from WV residents regarding exterior property changes and improvements. The committee approved sixteen requests. The Board voted to approve new construction, concrete patio, and installation of a hinged hurricane awning. *Ken Mayo, Chair*

BEAUTIFICATION COMMITTEE

The Beautification Committee held a brief meeting on Saturday 16th, and then proceeded on to planting a dozen beautiful camellias along the chain link fence opposite the front office. Luckily enough, the \$35.00 plants had been marked down to half price, allowing us to purchase twice as many plants with no more money. Many thanks to the hardworking volunteers who participated in the planting. They are Judy Bledsoe, Rus Paul, and Julie Borshak.

We have also mulched and placed stones around the palms in the pier area to neaten this area up. Rain barrels have been placed behind the mailboxes and we will be leveling them up for use when warmer weather comes. We have cut back or removed some of the decorative shrubs at the clubhouse entrance that have finally died down, but we still have more to do. We are also over-wintering a few plants in the potting shed which seems to be working out just fine. Hopefully we will be able to save even more plants from next season, saving the village even more money.

Even though winter is a slower time of year, there is usually something that needs to be done, so please if you have a few minutes to spare on a sunny day contact me and we will let you get your hands dirty. Volunteers have worked so hard on the improvements in the village and you are very, very appreciated. Everyone is always welcome to attend meetings and share your positive ideas. *Stefan Varner, Chair*

HOSPITALITY COMMITTEE

New Owners: Ron & Angela Sizemore purchased 2146 Calabash, Carolyn Keyser purchased 2105 Adams Circle, Alexander Blevins purchased 2120 Adams Way, Jeffrey & Kathleen Cornelius purchased 2198 Liberty, Jeffrey Pochter purchased 2204 Franklin, Wayne Wojcik & Linda Reiher purchased lot A09 and 2120 Calabash (A10)

New Renters: Kim & Jim Smith at 2236 Jackson, Judith Mroz at 2112 Calabash, Tandy Medina at 2113 Jackson

Judy Bledsoe, Chair

MAINTENANCE COMMITTEE

The maintenance committee did not meet at the end of November due to Thanksgiving. A meeting was held on December 1st. There was no committee meeting the end of December due to the Christmas/New Year holidays. The next maintenance committee meeting will be held on January 26th at the clubhouse.

1st and foremost we all owe a HUGE thank you to the volunteers that worked on removing the side pier walkway, cutting the wood into manageable pieces, and consequently taking all the debris to the County landfill using their own transportation as commercial vehicles are not allowed to dump. Without them we would have had to pay for a special dumpster and the tipping fee for disposal. Now that this has been done it is the general consensus that the MAIN part of the pier could be opened for use and that the ell on the left side should remain closed and off limits. We are asking the BOD to approve partial use of the pier. A "Use at Your Own Risk" sign would be installed if use is approved. A big thank you also to Andrew Paulsen for the donation of our Compound sign. If you haven't seen it yet, please make a point of doing so. It is very nice indeed.

At this time the maintenance department would like to ask (again) that maintenance requests be sent through the existing system and NOT via email. We would also like to ask that if you have submitted a request once for something that you not repeat the same request just because you think nothing has been done. For example: we are well aware that there are drainage issues that need to be taken care of as well as electrical issues. It is not necessary to submit repeat requests. Since the November meeting we have had electricians here 4 times at the cost of about \$950/day and there are still 11 pending issues on the list left to be resolved. Once we receive the invoices for the last two sessions of work we will know how much budget we have left for this year.

As for drainage, we are in need of information on property lines as they relate to the drains at the front of the village on the Windjammer Pub side and also the easement boundaries as they relate to Gamecock Circle before attempting some of the requests. We have asked the architectural committee for this information at least twice as we do not have it. So far we have received none of the information requested from that committee.

We would like to remind you of the brush size guidelines for curbside pick-up. Also, wet leaves are much heavier than dry ones when bagged so if we do not pick them up it is because they are too heavy and need to be re-bagged. If you take them to the compound yourself please do not throw bag and all. Leaves only should be dumped and the bags disposed of properly.

- **Paving Update:** The paving sub-committee has completed the assigned task of identifying the areas in need of repair and repaving. The sub-committee report has been submitted to the BOD for any changes or clarifications that may need to be made. If there are no questions, comments or concerns we anticipate sending out the request for bids by the end of January with a return date of the end of February and an approval date at the March BOD meeting. Paving to commence in April or May, dependent on contractor scheduling and weather.
- **Drainage Update:** I have submitted two bids for drainage quotes to the BOD and I am anticipating that they will vote on them at this evenings meeting.
- **Maintenance Building Roof:** With all of the storm damage throughout the County it has been difficult to obtain quotes due to an overload of requests that contractors have gotten. That necessitated placing an ad in the paper twice with a call for bids from licensed roofing contractors we have been in contact with 17 roofing companies. As a result, we have two quotes from licensed roofers and two from insured but not licensed roofers. The quote for \$3,950.00, which is the lowest (licensed) quote is only good for 30 days. We are now ready for a vote on this and ask that the funds be taken from the reserves to pay for the repairs.
- **The Front Office:** In an effort to mitigate any further flooding issues with the lower office Scott & Stefan have been working on the gutter system. When visually inspected it was found to have no downspout & at least one gutter hanger no longer attached. Once they climbed up to get a closer look it was found that the fascia board was rotted and there was inadequate framing behind it. There was evidence of previous termites but no active termites were seen. The last termite inspection was done on 10-22-15 and all was well. New framing was added and a new fascia board. Once painted (subject to weather temperature and dryness) there will be a new gutter and downspout added to direct water away from that end of the building. Once complete we will forge ahead with obtaining bids for flooring choices and replacement.
- **Security Issues:** We have continued to have difficulties with the center gates, which have been looked at several more times by Carolina Time. We have been informed that the system is close to its life expectancy and we should be planning on 20 – 25k in replacement costs in the not too distant future. With the lack of long range planning, maintenance is recommending that this be considered for Fiscal 2016/2017 budget. With the invoice that was received this week we have now tapped out that portion of the maintenance budget for this year and we have are in need of direction from the BOD as to how to proceed with any further failures of the gate systems.
- **After Hours Maintenance:** This is still a concern as to who is responsible when maintenance is “off the clock”. Who has the authority to call in a maintenance worker and under what conditions? If a maintenance person needs to be “on call” or “called in” who will be responsible for the budget to cover those hours without taking them from the normal assigned work hours? Maintenance will

ask for a contingency labor budget in the next fiscal year, however, we still need some type of direction from the BOD as to how to proceed for the next six months when we get calls, texts and emails regarding issues discovered after hours and on the weekends.

- **Electrical Concerns:** Rewiring was required for the potting shed and shuffleboard court due to unsafe wires. Unsafe wires were removed from the maintenance office due to electrical shorts from roof leaks. The circuit breakers were inspected at the gazebo and the flag pole light was repaired. In following the buried lines in the pier area it was discovered that a junction box had self-ignited and shorted out. There has been extensive electrical work at the end of the pier. Scott & Stefan have hand trenched a line for deteriorated wiring that is scheduled for replacement. This MAY be connected to the electrical failures at the compound area. As the budget allows, this break will be followed. The lamp post at Jackson has had a new breaker, socket cover & GFCI and was still shorting out. It has been determined that the wiring that goes under the road is in need of replacement. The cost will be +/- \$500 which will be done as the budget allows. The light at Adams Circle has been reset at least twice by our maintenance team and is on the list for a new sensor with the electricians. If that does not cure the problem then we MAY have the same problem that exists with Jackson Circle.
- **Future Electrical:** The front office needs work, the exercise room is still on the list and a new light is being purchased, the maintenance office will need further work. There are exposed wires at the tennis courts which need to be addressed. The pool area has had 4 metal receptacle covers replaced with safer plastic covers BUT it has been identified that there needs to be grounding wires installed ASAP. They are present from the lights to the junction box but NOT from the junction box to the breaker panel. This MAY be an extensive and costly repair. The inspection report from Sandpiper has been given to the BOD. We have not gotten the latest batch of invoices from Sandpiper so I do not know yet if we have any electrical budget left. If there is not sufficient budget we will need direction from the BOD as to any further needed repairs.
- **Items for Sale:** Maintenance is looking for BOD approval to sell three items that are not and have not been used in a long time. The value of these items does not exceed \$100 each. We have a generator, a drill press and a welder. If approved for sale they would go out to bid for the membership before going to outside sale.
- **Marsh Walk:** Nail heads were popped up and re-set on December 13th and again this week. Given no long range planning in place, Maintenance would like to advise the need for a budget to replace the marsh walk in Fiscal 2016/2017 as it is nearing its viable life.
- **Pool Deck:** There are areas of the pool deck that have disintegrated and are in need of resurfacing. Jim Hennessy is working with the company that did the

work to see if there is any recourse on this failure. Either way, It needs to be corrected before the active pool season.

- **Pool Contract:** We have two bids up for consideration. I was not involved in either one of them. There are few companies that have the expertise in our ionization system; therefore getting competitive bids is difficult. I would be willing to obtain further bids and do follow up homework if the BOD desires this action.

Although it sounds like all we do is spend money, money, money but in reality what we are dealing with is a general lack of maintenance and upkeep that has happened in the village over the course of many years. In an effort to save precious budget dollars Scott & Stefan have done electrical trenching at the pier area, have done extensive work on the side of the office building which saved the village an estimated \$400 in labor and we have had volunteers take this year's Christmas trees to the County recycle center in an effort to not fill up the brush dumpster here in the village.

We have many needs and many tasks that need doing on a daily, weekly and monthly basis. If you live here and have a skill we would appreciate having you come forward to volunteer your time and expertise. I do not need any more "chiefs" that are willing to tell me what is "wrong" as I have plenty of those. What I need in the way of volunteers are people that can pick up a shovel, swing a hammer, pick up a paint brush, be willing to get their hands dirty and put some sweat equity into our village. Even an hour your time is beneficial to the budget ~ the money it saves will be your own! *Kathy Heywood, Chair*

RECREATION COMMITTEE

Entered a quarterly contract with Quality Fitness Equipment for maintaining equipment in fitness room. The belt for the treadmill is on order. It is an older unit and the belt was difficult to find but it was found thus the delay in fixing it. A sign was put up by the service person not to use it until its fixed. The cable for the solar flex was fixed. All other equipment was fine. *Natalie Zink, Chair*

SECURITY COMMITTEE

At this time there is not much to report. We have had a few minor incidents that warranted looking at the cameras. There is no money in the security budget to do anything so all we can do is keep vigilant and notate any problems.

Hopefully, when the next budget is established there will be funds to use for security committee purposes. There was a security meeting in October and there were 5 in attendance. No one showed up for the November meeting and there was no meeting in December because of the holiday. I will be working on trying to get the tailgating issue solved. But for now we have to just deal with it as best we can. Do not get out of your vehicle to confront anyone. *Linda Meaders, Chair*

SOCIAL COMMITTEE

December was a busy month for this committee. First was the boat regatta where we served cheese, crackers, cookies, hot cider and soda to the residents as they watched the parade. Sunday we decorated the Christmas tree at the clubhouse. Thanks to the residents that helped. Last was the holiday dinner. This was catered by Little River Diner. There was good food and good company. We played games and had lots of laughs. We ended by wishing everyone a Happy Holiday. Now to get ready for the new year. *Pat Horne, Chair*

PIER UPDATE on following pages.

Pier Update

HOA meeting 1/18/16

At the last POA meeting on Nov. 14, it was reported that we finally had an accurate and complete contractor bid package consisting of the following: Sample contract, regulations for contractors, insurance requirements, dept. of Army approval letter, DHEC approval ^{letter} with ^{special} conditions date 9/30/15 and final drawings dated Nov. 2, 2015.

The package was sent out by Venture Engineering on Nov. 5, 2015 to (5) marine Contractors (Palmetto Marine, Waterbridge, Brunswick Dock, Fetter Marine, Seven Seas) to be returned by Nov. 19, 2015

Out of the (5) Contractors only (2) responded

1.) Waterbridge Contractors

105,340.00 w/o floating dock

1,730.00 upgrade to ss screws
\$ 107,070.00

2.) Palmetto Marine

\$195,480 w/o floating dock

Some of the reasons given by the non-participants were;

- one contractor was booked thru May
- another had issues with bonding, build window, etc
- the third heard that there was some low bidders and couldn't compete with them

The Board of Directors needs (3) bids, since the (2) bids submitted were so far apart

Over the holidays we have been contacting marine contractors explaining our project and asking if they were interested. The following contractors were contacted:

- West Dock • his design 171,500
• our design 198,000
- Myers Marine • 3rd party pilings
• his design
- Breakwater • sent plans
- called twice - No response
- Varnam Docks
- S&B Enterprises • no equipment barge, etc
- * • Tungsten, LLC - sent package
- * • Tim's Construction Services - sent package
- * • Taylor Construction - sent package
- Donny Sprauß - license issues

Only (1) contractor (West Dock) returned a bid and (3) contractors are reviewing the plans

In total, we now have (3) bids

1.) • Waterbridge -

$$\begin{array}{r}
 105,370 \text{ w/o floating dock} \\
 + 1,730 \text{ ss upgrade screws} \\
 \hline
 \$ 107,100 \\
 - 12,450 \text{ roof} \\
 \hline
 94,650 \\
 - 9,200 \text{ elec/water} \\
 \hline
 \$ 85,450 \text{ w/o roof, elec/water}
 \end{array}$$

2.) • Palmetto Marine

$$\begin{array}{r}
 \$ 195,480 \text{ w/o floating dock}
 \end{array}$$

3.) • West Docks

$$\begin{array}{r}
 92,000 * \text{West Dock design / pipe railing system} \\
 + 55,700 \text{ demo, roof, etc} \\
 \hline
 147,700 \quad + 142,000 \\
 - 19,200 \text{ roof} \\
 \hline
 128,500 \\
 - 17,200 \text{ elec/water} \\
 \hline
 \$ 111,300
 \end{array}$$

Next steps:

- Consider a selection with the (3) bids we now have - or -
- wait for more bids to come in from the contractors reviewing the plans