

# FEBRUARY 2016 REPORTS

## **ARCHITECTURAL COMMITTEE**

The Architectural Committee receives requests from WV residents regarding exterior property changes and improvements. The committee approved ten requests. The Board voted on requests to install a satellite dish and install a curved concrete driveway/parking area in front of house. *Ken Mayo, Chair*

## **FIRE AND DISASTER COMMITTEE**

Fire and disaster met to further discuss the fire pit plans, and spring clean up ideas. We know its getting cold out and people are using their fireplaces. We would like to remind everyone to get your chimneys inspected, try to avoid stacking firewood against their homes, and try to mind the deadfall. Some residents have been doing a great job keeping their properties Firewise! Keep up the great work! *Michael Iglesias, Chair*

## **HOSPITALITY COMMITTEE**

There are no new owners or renters for the month. *Judy Bledsoe, Chair*

## **INSURANCE COMMITTEE**

We have received binders from the insurance companies. We forwarded a check for the policies to H.B. Springs, our insurance agent. To date, the expenditures for insurance total \$44,359.24. I have provided a copy of the Insurance Account Report indicating which policies increased and which policies decreased in amount. *Rosemary N. King, Chair*

## **MAINTENANCE COMMITTEE**

Maintenance is AGAIN asking that the appropriate maintenance request forms be used and sent through the existing system and NOT via email. I am STILL getting emails for things that should be on maintenance request forms.

The half up front money has been paid for the drainage study and the start date is planned for the beginning of March. Once the study is done and the report is written I anticipate inviting the engineer to speak (with the board's permission) at a workshop so that everyone can hear the results and have their questions answered on the technicalities of the study.

I have had a response from two board members regarding the paving sub-committee report. I have heard from two out of three of the original bidders who are eager to come re-bid the project. If I could get input from the remaining board members and permission to mark up the roads as requested we can move ahead with this project. I would like to keep paving on track for the April/May timeframe.

We are still working on quotes for the maintenance-building roof. One of two bidders we originally had was found to be without a state license so we are actively seeking another roofer. Two board members have laid eyes on what we are asking to be done. If the rest of the board would like the same opportunity, please arrange to meet with me to go over the scope of the project.

The maintenance department is experiencing frustration with a lack of someone to work with from the security committee. We have repaired the center gate after it was hit, temporarily fixed the light pole on Brunswick after it was hit, and continually pick up dog feces, cigarette butts and discarded party items from the pier area. It would be in the best interest of the village to be able to identify the culprits responsible for the damages and be able to recoup our costs.

After Hours Maintenance is still a concern that should be looked into and I would be interested to hear the thoughts of the board on this. During a natural disaster such as the ice storms of the past or historic rains our volunteers have stepped up and gone beyond all expectation for this village. I personally do not feel it is appropriate to expect the same volunteers that routinely make themselves available in the village week in and week out to answer the call on the weekends.

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.

The blower is currently in the repair shop so the streets have not blown free of leaves and pine straw this past week. Scott has been using the backpack blower to maintain smaller areas (like the front office) but it is not feasible for the streets.

I have been asked by many residents what the nature and details of Stefan's injury is and when he may be expected to return to work. Once Stefan has been cleared by his doctor as being 100% able to return to work you will see him back. If he wishes to share information with any of you at that time, it will be up to him but I cannot speak to this issue out of regard for privacy concerns.

Having the maintenance committee meeting the last Tuesday of the month is not working with my personal schedule and therefore will not be continued. Once I have set a new day and time for the meeting I will let my committee know. *Kathy Heywood, Chair*

## **RECREATION COMMITTEE**

Recreation had the belt on the treadmill replaced and if you can find out if anyone is opposed to Recreation doing the Easter Egg hunt on Sunday, March 13th at 2:00 p.m. *Natalie Zink, Chair*

**BOARD RESOLUTION** and **PIER UPDATE** on following pages.

# **WINDJAMMER VILLAGE OF LITTLE RIVER, SOUTH CAROLINA, PROPERTY OWNERS' ASSOCIATION**

## **Resolution of the Board of Directors**

At a duly convened Regular Meeting of the Board of Directors of Windjammer Village of Little River, South Carolina, Property Owners' Association (hereinafter "the Association"), the Board Resolved as follows:

WHEREAS, the affairs of the Windjammer Village of Little River, South Carolina, Property Owners' Association and Meetings of the Board of Directors (hereinafter "the Board") are governed by the Articles of Incorporation for Windjammer Village of Little River, South Carolina, Property Owners' Association (hereinafter "the Articles"), the By-Laws for the Association (hereinafter "the By-Laws"), and South Carolina Nonprofit Corporation Act, S.C. Code § 33-31-101 *et seq.* (hereinafter "the Act"); and

WHEREAS, Meetings of the Board are conducted in compliance with the most recent publication of Robert's Rules of Order (hereinafter "Roberts Rules"); and

WHEREAS, it has been the practice of the Board to conduct its Regular Meetings of the Board in an open meeting and to include on its agenda an item for comments from the membership; and

WHEREAS, opening Regular Meetings of the Board to the Membership is not required under any provision of the Articles, the By-Laws, the Act, or Roberts Rules; and

WHEREAS, in recent months Regular Meetings of the Board have been disrupted by unruly conduct of some of the Members of the Association, despite requests from the Board; and

WHEREAS, in recent meetings the Board has become concerned for the safety of some of its Members when arguments between Members have taken place during open Board Meetings; and

WHEREAS, the Board is persuaded that it would be in the best interest of the Association and its Members if the Board's Regular Meetings could be conducted in a more efficient manner and without disruption; and

WHEREAS, the Board has sought legal counsel about the propriety of closing its Regular Meetings of the Board to the Membership and learned that it is uncommon in property associations for regular meetings of the board to be open to the membership; and

WHEREAS, the Board has resolved to close its Regular Meetings to the Membership and has reached the within resolution without a meeting pursuant to the authority granted in S.C. Code § 33-31-821;

NOW, THEREFORE, be it Resolved by the Board of Directors that:

1. Henceforth, it shall be the regular practice of the Board that Regular Meetings of the Board shall be closed to the Membership of the Association;
2. However, nothing herein shall prevent or prohibit the Board from opening a particular meeting to the Membership. When and if the Board decides to open a Regular Meeting to the Membership, it shall cause a Notice of the Meeting to be published via email and posting on the Association bulletin boards at the entrance to the subdivision and at the Clubhouse.
3. Meetings of the Board open to the Membership will be restricted to those persons owning a Lot within the subdivision, as set forth in Article III, paragraph 1 of the Association By-Laws.

**AND IT IS SO RESOLVED.**

By: \_\_\_\_\_  
Kate Schnaars, President

By: \_\_\_\_\_  
Vicky King, 1st Vice President

By: \_\_\_\_\_  
Benny Dowty, 2nd Vice President

By: \_\_\_\_\_  
Woodrow Fordham, Member

By: \_\_\_\_\_  
Arlene Draper, Member

ATTEST:

By: \_\_\_\_\_  
Secretary  
Windjammer Village of Little River,  
South Carolina, Property Owners' Association

DATE OF ADOPTION: \_\_\_\_\_

## Pier Project Update

2/15/2016

At the last meeting on Jan 18, 2016, it was explained to the membership that the latest revised contractor bid package was supplied to (5) Marine Contractors on Nov. 5, 2015, and final bids were requested back by Nov. 19, 2015. Only (2) contractors returned bids. Since the two bids were so far apart, by \$96,000, it was necessary to solicit for more bids, so the BOB could make an informed decision.

Between Thanksgiving and Feb. 8, (9) more contractors were ~~contracted~~ <sup>contacted</sup>, six of which reviewed our project plans, but only two contractors returned bids. We now have four bids.

As follows:

|                   |   |   |
|-------------------|---|---|
| • Waterbridge     | 105,340   | * official bid  |
| • Regional Const. | 108,000   | • banding issues<br>• 90 day window issues<br>• verbal - June bid |
| • West Docks      | 201,000 per our plans<br>148,000 his design/plans |   |
| • Palmetto        | 205,000   |   |

\* None of the bids include the floating dock and ramp

\* Waterbridge also submitted a <sup>\$</sup>121,000 bid to do the entire pier including floating dock and ramp, excluding electrical fixtures

In Jan. 29, 2016, <sup>\$</sup>131,000 was requested to fund a complete pier, which included: built as per drawing, ss. deck screws, upgraded aluminum floating dock/ramp, electrical fixtures, sink and a

# 4,000 contingency fund for un-expected expenses. With engineering costs of \$2850, the total cost will be \$189,150.

Unfortunately, we were told that \$100,000 was the approved pier budget and no more funds were available. Also, the engineering costs were included in the \$100,000 budget which reduces the funds available to \$91,000, to build the pier.

During the past year at various workshops and NAA meetings; at no time was it mentioned that we were locked into not exceeding the mentioned amount. If we knew that was critical, the pier would have been designed differently. The general understanding was that the money was available, it just needed to be reallocated to be applied to the pier project.

At this point, it is clear that the pier had to be scaled back considerably due to budget constraints of \$91,000. As a result, after explaining our situation to Waterbridge, they adjusted their <sup>bid</sup> of \$105,340. They re-bid the project based on the \$91,000 budget. For \$91,000 Waterbridge will build the pier as designed, excluding: electric/water, the floating dock, and they will build a metal gable end roof, rather than a hip roof.

Next steps:

- BOD should vote tonight on pier contractor
- Get a contract ~~and~~ signed, so we can be put on

Contractors schedule

- Identify the cost to complete the pier next budget year (elec/wat, electrical fixtures). As well as getting these costs in the 2016/2017 budget.



RE: WV PIER CONTRACTOR QUOTES

TO: BOD

FROM: Jim Hennessy & Ken Mayo 1.29.2016 Update 2.11.2016

Item "A" is final quote from Waterbridge for \$91,070. Excludes water, electric, new floating dock and revised roof for gazebo. Will provide bond. Can start late March.

Item "B" is original quote from Waterbridge—based on the same exclusions and with hip roof on gazebo-- price is \$96,170.

Item "C" is from Regional Construction with price of \$98,800. Excludes water, electric, & floating dock. Providing bond is questionable.

Item "D-1 & D-2" are from West Docks with price per plans of \$201,200. excluding water, electric and floating dock.

Item "E" is from Palmetto Marine with price of \$195,480. excluding water, electric, permit and they want 50% up front payment.

We recommend approving the Waterbridge quote for \$91,070. They were the only contractor to get quote in on time with the engineer back in November. They have visited the site and we met with them at the clubhouse to review scope of work. They will provide a bond to WV after the contract is awarded.

If this is not approved now we may again move further out on their schedule. As it stands now, we are looking at construction during April, May & June. We can plan additional funds to complete water and electric in next year's budget and start that work in July, 2016.

Total 7 pages