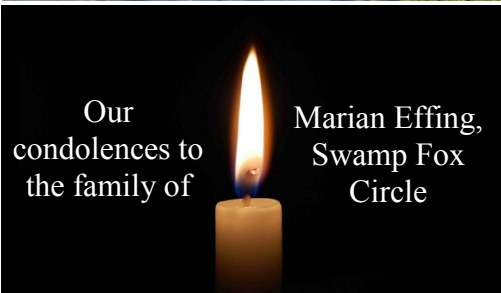


July 2016 Village Breeze



MEETING NOTICE!

BOD Workshop - **2nd Tuesday**
BOD Meeting - **3rd Tuesday**

Meetings open to POA members as defined per the bylaws: "Members" shall mean any owner(s) of a lot within the subdivision, either by way of sales contract or by deed. "

Maintenance Meeting **July 19**
@ 7 in the clubhouse



Everyone had a blast at the Annual 4th of July Golf Cart Parade! If you have pictures of the parade, please email or text them to BrittanyABooker@gmail.com or (843) 742-7149. It will be included in the next newsletter!



REMINDER

When submitting a concern, please indicate the rule violation found in the R/R/R.

New Renters

Susan Tuthill and William Mclean
2164 Plantation

WELCOME

Gaye Swiger
2122 Adams Circle

Windjammer Village POA

2200 Little River Drive
Little River, SC 29566

Phone: 843-249-2460

Fax: 843-280-4840

www.windjammerpoa.com

Email: wjvpoa@sc,rr.com

Compound: windjammer.compound@mail.com

Annual Committee Reports

Pier Replacement Report Submitted by Jim Hennessey



- On June 4, WJV and Brunswick dredge & dock entered into an agreement to replace our community pier. Bob Galanti, owner and Joel Klass, site foreman.
- The bid came in under the \$92,000 that was allocated for pier replacement in 2015.
- A decision was made to use round 8" pilings instead of 6"x 6" square pilings. Due to an upcharge of \$5,600 for the round pilings, a decision was made to remove the hip roof from the scope of work because it put the project over budget. However, the hip roof will still be constructed using funds from the 2016-17 budget.
- On June 30, the county issued the permit to the builder.
- On July 11, equipment will be staged.
- The contractor anticipates a 4-6 week build time.
- The boat ramp will be closed at times. Boat ramp access depends on various stages of construction.

Architectural Report Submitted by Ken Mayo

The Architectural Committee receives requests from WV residents regarding exterior property changes and improvements. We work with the property owner to insure that the request is in conformance with WV rules and Horry County building and zoning codes. Occasionally, the request is modified through discussions with the property owner, and additional information is provided so the board has a clear understanding of the request. The committee also verifies if defective trees are located on common property.

The Architectural committee can approve roofing, painting, siding, and minor repairs quickly, without waiting for board approval. Major requests are presented to the board for their review prior to the workshop and again at the BOD meeting for approval. The system has been working very well and residents are happy with the quick approval process.

Adjacent is a summary of the 173 items this committee handled in the past 12 months:

Request	2014-15	2015-16
Roofing	45	13
Exterior Painting	30	26
Replace Windows/doors/garage doors	19	18
Exterior Repair	14	14
Driveways & Sidewalks	6	15
Fence	8	12
Retaining wall: rebuild/remove/repair	6	6
Satellite Dish	5	10
Deck: Replace/repair/extend/new	8	6
Determine if trees are located on WV property	4	4
New Siding	4	1
Sidewalks	3	0
Privacy Screen, hot tub, awning, storage room	2 each	
New home, new garage, new home addition, new porch, patio pavers, patio, landscape timbers, propane tank, awning, replace skylights, solar tubes, revise setback, roof vents	1 each	

Newsletter



Got a story or pictures for the Village Breeze? BrittanyABooker@gmail.com

Annual Committee Reports

Statistics for WJV

Improved Lots	359
Unimproved Lots	37
Total Lots	396
Own 5 lots	1
Own 4 lots	1
Own 3 lots	2
Own 2 lots	20
Own 1 lot	341
Total members	365
Rental houses - 16%	56/359
Permanent residents 56%	202/359
Part time residents 28%	101/359

Ballots Mailed	365
Ballots Returned	159
Budget Approved	262
Budget Disapproved	63
Barbara Johnston	270
Kate Schnaars	261

WV is looking great this year. I cannot personally speak for the previous Chairperson or what was done under their tenure. Since I took it over a few months back, our committee was given an approximate balance of \$1,266.90.

With what was left in our budget we bought flowers/plants, potting soil, and fertilizer. With limited funds, several residents donated mulch for the front entrance, clubhouse, and the flower bed (by the second gate).

We have a fantastic group of people who volunteered their time to plant, weed, mulch, and water our neighborhood. We had the broken front entrance sprinkler system timer replaced. Five additional circles have been planted with either roses or camellias. Leaving 5 circles yet to be planted later this fall.

This fall we will be pulling out summer flowers to be replaced with seasonal plantings.

I want to send out a great thanks to all of those who volunteered to make this neighborhood the best it can be.

Insurance Report Submitted by Rosey King

We incurred raises in several insurance categories this year. The following is a list of the increases:

1. \$364 in Workman's Compensation
2. \$342 in Flood Insurance for the maintenance shed
3. \$555 in Flood Insurance for the Club House
4. \$285 in Auto Insurance for the truck (this was for liability due to the use by more than one individual)
5. \$106 in General Liability
6. \$880 in Directors and Officials

We did receive a decrease in the following:

1. \$50 in Excess Liability
2. \$370 in Property Insurance

We also received refunds from the following:

1. \$155 for overpayment
2. \$1,736 from Workman's Compensation (after the audit)

Our budget for the 2015-16 year was \$45,000. Our expenditures were \$40,753.80.



Beautification Report Submitted by Rebecca



Annual Committee Reports

Long Range Planning Submitted by Janet Payeski

Reserve cash ending balance at the end of the 2016-17 year is budgeted at \$112,000. If we assume that 1. 2017-18 budget is equal to 2016-17 which includes adding \$35,000 to reserves and, 2. We spend reserves in the amount of \$100,000 (\$50,000 for drainage and \$50,000 for all else) in 2017-18.

Then reserves as of June 2018 will be \$47,000.

$\$112,000 + \$35,000 - \$100,000 = \$47,000$

This level does not allow for extraordinary events nor can it help support spending in future years. Therefore, either fees will need to be raised again for the 2017-18 year or we need to reduce operating and/or reserve spending this year and next. The one puzzle piece I do not yet have is the best level at which to maintain reserve cash but I am still gathering information.



Maintenance Report Submitted by Ed Jones

- Last July Connie Vaughn was the chairperson who was replaced in October by Kathy Heywood. Kathy left in June and I took over in late June. We had our first monthly meeting in June with about 10 people in attendance. Meetings are announced by email and open to residents. New ideas and extra help are always welcome.

- One FT worker left to become a fireman in October and two PT workers were hired. One left for another job and one was injured. Joe Bumgardner was hired as FT in April. He injured his foot and will be out for a few weeks. In the meantime, Russell Long was hired PT to take care of the routine maintenance work. With the help of many volunteers we are doing fine.

- The total maintenance budget for this past year was \$98,500 of which we spent \$87,000 or 88%. \$56,500 is allocated for utility type items the remaining balance is used for buildings, streets, grounds, tools & equipment. This coming year we put in extra money for tree removal from POA property.

- Paving repair quotes were obtained in the fall but no work was started. We are obtaining current quotes so the work can be awarded and started. Main areas are Plantation Cr., clubhouse parking lot, and front entrance area.

The drainage study was completed. We had an open meeting for all residents to review the report and there are funds in the budget to begin work. A serious drainage problem at the front entrance was resolved by many volunteers in April and is now working properly. The cost to WV for this major work was only \$425 for material. We had a plumber clear a blocked storm drain pipe that was causing flooding on Gamecock Circle.

- The maintenance building roof was replaced and the soffit areas extended for additional protection from rain. A surprise visit from OSHA in April made us aware of some missing safety equipment, which has been purchased. We are now working to complete any concerns presented by OSHA.

- Replaced & painted siding and installed new gutter on south side of the office. We had new flooring installed for the entire office and bathroom areas with volunteer help moving all the file cabinets and furniture.

- Continued gate maintenance as required. At some time in the future the center gates will have to be upgraded or replaced.

- We all owe a huge thank you to the volunteers that worked on removing the damaged side pier walkway, cutting the wood into manageable pieces, and removing all the debris.

- We had electricians do wiring repairs in the shop, pool picnic area, and other areas in WV. Troubleshooting electrical issues is being done by volunteers to determine future repairs required.

- We will get quotes to repair and upgrade the marsh walk from our pier contractor. Perhaps some work can be done this year and the balance put in the budget for next year.

- We made minor repairs to the pool deck. An automatic chemical feed system & analyzer were installed last fall which will help reduce chemical usage & insure balanced pool water. New LCD underwater lights will be installed in the pool.

- The truck and tractor have been serviced and are still operating properly. Mower is working but getting old. We will evaluate these items during the next year and present any recommendations for the next budget.

- **Please use the online request form or fill out a form from the office so we can keep track of requests.**