

WINDJAMMER VILLAGE



The Village Breeze

October 2025



It's that time of year again. Watch out for the kids!!!!!!!!!!

If you are going to hand out candy on Halloween, please leave your front light on. Kiddos, if the light is not on, please allow people their peace and move along the circle.

HORRY COUNTY PARKS AND RECREATION

Free!

THE GREAT Pumpkin HUNT



Celebrate the fall season and join us for the Great Pumpkin Hunt! Each participant will receive a Halloween bag while hunting for pumpkins on our beautiful trails!

**FUN FOR
THE WHOLE
FAMILY!**

SATURDAY, OCT. 25, 2025

EVENT TIME 10 AM - 12 PM

CB BERRY COMMUNITY CENTER

SCAN ME



October 2025

<p>September</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> <tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr> <tr><td>28</td><td>29</td><td>30</td><td></td><td></td><td></td><td></td></tr> </table>	S	M	T	W	T	F	S		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30					<p>November</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>30</td></tr> </table>	S	M	T	W	T	F	S							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29							30
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
	5	6	7	8	9	10
				BOD WORKSHOP 7 PM		CRAFT & YARD SALE 7 AM-1 PM
12	13	14	15	16	17	18
				BOD MEETING 7 PM		
19	20	21	22	23	24	25
					WITCHES OF WINDJAMMER 4PM	TRUNK OR TREATING 1PM HALLOWEEN PARTY 6 PM
26	27	28	29	30	31	

CHARGE *into Fire Safety™*

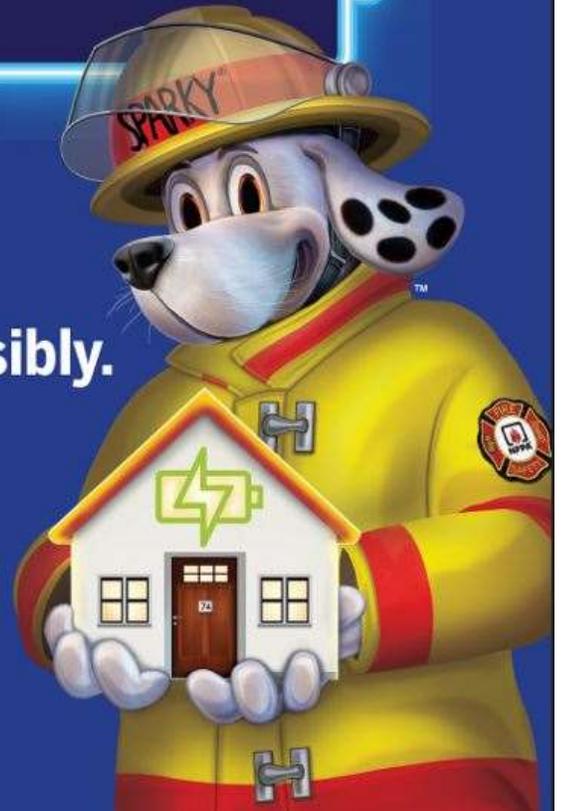
Lithium-Ion Batteries in Your Home

- **BUY** only listed products.
- **CHARGE** devices safely.
- **RECYCLE** batteries responsibly.



**FIRE
PREVENTION
WEEK™**

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Great website with lots of information for the kids.

CHARGE

into Fire Safety™



Sparky says: Put phones and tablets on something hard when you plug them in.



sparky.org • sparkyschoolhouse.org

Your Logo



REALLY—YOUR MOTHER DOESN'T WORK HERE!

Cleaning up after your pet means disposing of it too!!!

Don't make others do your dirty work.

Thanks, WJV BOD



Windjammer Village of Little River
WJV 46th Annual Membership Meeting
Saturday, July 12, 2025
10:00 am

The Windjammer Village 46th Annual Membership meeting was called to order by President Bobby Kardack, at 10:01am in the clubhouse. Anna Marie Farr, Dianne Sarles, Vickie Lynch and Brian Kardack were present. The Pledge of Allegiance was recited.

TREASURER'S REPORT:

~~Report has been attached to make part of the minutes. Report was incorrect, will pick up corrected report. NEED REPORT~~

STANDING COMMITTEES:

Reports received from the Architectural, Hospitality, Long Range Planning, Publicity, Recreation, Security and Social Committees has been attached to make part of the minutes.

CANDIDATES MAIL IN BALLOT RESULTS

Anna Marie Farr - 271
Bobby Kardack - 252
Judy Megalich - 140
Scott Robinson - 296

WJV Properties: 389

Envelopes mailed out: 364

Envelopes returned: 164

320 residents own one property

WJV residents that own 2-3-4 properties only receive 1 envelope with additional ballots (each property gets 2 votes)(19 people own multiple lots)

2025-2026 BUDGET

Approved

Yes: 206

No: 137

Dues for 2025/2026:

Developed Lots: \$108.00/mo

Undeveloped Lots: \$80.00/mo

New Dues amounts will be start August 1, 2025

Anna Marie Farr
Bobby Kardack
Scott Robinson
Dianne Sarles
Vickie Lynch

MEMBERSHIP INTERACTION:

John Pazoga, Bennie Dowty, Vickie Lynch

Would like to look into the cost of a management company.

- BOD will set a deadline/timeline for committee to report back.
- BOD has too much on its plate with lack of volunteers for committees, management companies would handle concerns and financial matters.
- How much will the management company cost?

Saturday, July 12, 2025

John Pazoga made a motion to create an ad hoc committee to look into/research a Property Management Company. Second made by Bennie Dowty. 25 members present voted YES and 11 members present voted NO. Motion carried.

Members that would like to be part of the Property management ad-hoc committee: Sandy Struble, Kate Schnaars, John Pazoga, Bernadette Taylor

Vickie Lynch handed out a survey for residents to fill out and give feedback as to what the residents would like to prioritize. The survey will be emailed to all residents. Return surveys back to BOD.

Having 2 meetings a month or 1 meeting a month. Some members feel the BOD should go back to 2 meetings per month.

Bennie Dowty made a motion to amend the By-Laws, "Article VIII – Directors Meetings" in the Windjammer Village POA By-Laws to amend Section 1 to include additional instructions. The additional instructions would read:

Workshop meetings will be held prior to all Board of Director meetings and be conducted no less than three calendar days prior to the board meeting.

Second made by Kate Schnaars. 39 members present voted YES, 15 members voted NO. Motion carried.

Per WJV By-Laws Article XIV – Amendments requires changes to By-Laws to be done by ballot by mail. Ballot must be mailed to WJV residents by August 10, 2025.

Concern policy should be in the By-Laws

ATTENDANCE: 56 WJV members

Dianne Sarles made a motion to adjourn the meeting. Second made by Brian Kardack. Motion carried.

There being no further business, the President adjourned the meeting at 11:02am.

Respectfully submitted,

Liz Eby

Liz Eby
Board Secretary

WJV Financial Report

First Palmetto Bank Checking as of June 30, 2025

Opening Balance	\$ 89,833.04
POA Dues	\$ 36,184.00
Miscellaneous Income	\$ 0.00
Subtotal	\$126,017.04
Less Expenditures	\$ 27,276.85
Closing Balance	\$ 98,740.19

FP Money Market as of June 13, 2025

Beginning Balance	\$279,090.74
Interest	\$ 221.83
Transfer from Checking	\$ 0.00
Less Expenditures	\$ 0.00
Closing Balance	\$279,312.57

Pinnacle CD's as of June 30, 2025

Combined Ending Balance	\$ 87,229.39
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**WJV ARCHITECTURAL COMMITTEE REPORT FOR YEAR ENDING
JUNE 30, 2025**

The architectural committee receives requests regarding exterior property changes and improvements. We work with the property owners to ensure the request is in conformance with WJV 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 requests.

The committee can approve most requests. Major items require BOD approval such as: new construction, fences, variance requests and others as the need arises.

The following is a summary of the 85 requests this committee has handled since July 1, 2025.

New home- 0
Replace siding - 2
Exterior painting - 11
Fence - 10
Deck/patio/step/porch repair/replace/extend/new - 16
Driveways/sidewalks/slabs - 10
Windows/doors/ garage doors install/replace/repair - 6
Roofing - 10
Exterior repair - 2
Landscaping – 2
Miscellaneous - 16

Submitted by: Catherine Schnaars, Chairman Architectural
Committee
July 12, 2025

Wind Jammer Village POA

From: mcdc1224@twc.com
Sent: Thursday, July 10, 2025 8:58 AM
To: Littlelizzie123@hotmail.com; Windjammer POA
Subject: July hospitality Report

Since the last report two changes have been reported. Welcome to Shay and Coletta Campbell, new owners of 2191 Liberty Circle, and to James and Angela Madella who are now renting 2270 Vereen Circle. Respectively submitted, Deborah Christenburg. Sent from my iPhone

Annual Hospitality Report

This report covers fiscal year July 2024 through June 2025.

There were 17 changes in ownership. This puts the yearly average since I started keeping records 6 years ago to 19. There were also 3 new rentals. There really is no pattern. 5 months had no recorded changes. Only 11 circles had changes. My budget is \$350.00. This money is spent on gift bags and tissue, then a South Carolina related item and a Little River related item. The rest of the items in the bag are pamphlets of local interest, a pen donated by Dr. Ronnie Barth of Gental Dental, and sometimes crafts donated by Darlene Haney. I make a dozen bags at a time and Pamela distributes them to new owners when they come in to take care of their paperwork. Then when she gets low I'm notified and I supply her with another batch. Currently my annual budget is adequate.

Thanks for allowing me to perform this small service.

**Respectfully submitted,
Deborah Christenburg,
Hospitality**

Long Range Planning

The committee was formed in March of 2025, the members are:

Margaret Alusick
Bennie Dowty
Scott Faggart
Yoland Ferrandi
Susan Adams

Margaret Alusick was selected to be the chair of the committee and was approved by the board. The first few meetings were done to review by-laws, RRR's and other documentation. The committee was given a copy of an audit that was done in January of 2012. After review of this document, we contacted the firm to get a bid on what a new audit would cost. We are currently waiting on the new board to be appointed to move forward with any recommendations.

Submitted on behalf of Margaret Alusick by Susan Adams

Publicity Yearly Report

I took over the Publicity Committee in July of 2024. I have published 13 newsletters and set up a new web-page for the village. The village owns this webpage and the domain name; I am just an administrator. So far we have 140 residents that are signed in with a password. All the old minutes from the POA are uploaded and password protected. All the information from the old webpage has been transferred to the new web-page, all the forms have been made, .pdf fillable and are also on the new webpage. The webpage address is printed in the back of each newsletter.

Susan Adams

Susan Adams
843-231-2446

Recreation Committee Annual Report

July 12, 2025

Recreation's lineup for fiscal year had 10 events.

My goal was to makeover the Fitness Room by painting,
updating some of the equipment, windows and adding tables.

Game Room painting and updating wall décor adding tables.

Painting and updating the Bulletin Boards.

Painting the Basketball Court, Shuffle Boards, wooden poles,

Beautification Storage Shed and updating the Horseshoe Pit.

Recreation spent almost all the funds allocated leaving an unused
Balance of \$109.93.

I want to thank all the volunteers who have helped me with the events
and all the painting and updating we have done. I could not have done
this without their help.

Thank you for letting me be Chairperson for Recreation.

I have enjoyed my year serving the Community.

Kathy Cornelius, Recreation Chairperson

Wind Jammer Village POA

From: T Brunswick <endure7@gmail.com>
Sent: Wednesday, August 20, 2025 11:38 AM
To: Windjammer POA
Subject: Minutes for security, July edition

Minutes for "interim security" July edition.

TJ Snyder takes the stand , and addresses concerns about security cameras functioning properly. In response to questions, the cameras went from complete shutdown to 11 fully operational, with more operating cameras in the process.

Another 10 cameras will be potentially operational in the next few weeks. The new NVR has been installed with Hikvision equipment.

Thank you
T.J.

SOCIAL COMMITTEE ANNUAL REPORT

JULY 12, 2025

Social Committee's lineup for the 2024/2025 fiscal year had 25 events with 6 of these events being in conjunction with the Recreation Committee. Additionally, we had 4 "pop up" yoga classes. A list of all the events are as follows:

July 4th	-	Golf cart parade (30 carts) (In conjunction with Recreation)
July 4th	-	Cookout (Approx 275-300 attended)
July 27th	-	Cornhole Tournament (32 participants)
August 17th	-	Cornhole Tournament (30 participants)
August 31st	-	4th Annual Bloody Mary Mix Off (7 participants & Approx 45 attended)
September 21st	-	Luau by the Pool (Approx 175 attended)
October 5th	-	Yard Sale (Collected \$105 for 21 tables)
October 25th	-	Witches of Windjammer (21 participants)
October 25th	-	Trunk or Treat (40+ kids) (In conjunction with Recreation)
October 25th	-	Pumpkin Carving Contest (8 participants) (In conjunction with Recreation)
October 25th	-	Halloween Party (Approx 125 attended)
November 30th	-	Boat Regatta & Stuffed the Boat for Toys for Tots (In conjunction with Recreation)
December 13th	-	Nighttime Golf Cart Parade (13 carts) (In conjunction with Recreation)
December 14th	-	Christmas Party (Approx 85 attended) (40 played Dirty Santa Game)
January 25th	-	4th Annual Chili Cookoff (8 participants & Approx 65 attended)
February 22nd	-	Wine & Cheese Party (Approx 145-150 attended)
March 22nd	-	Spring Dance (Approx 70 attended)
April 5th	-	Yard Sale (Collected \$70 for 14 tables)
April 12th	-	Easter Egg Hunt (28 kids attended) (In conjunction with Recreation)
April 26th	-	Cornhole Tournament (32 participants)
May 3rd	-	Kentucky Derby Party (Approx 35 attended w/9 hat contest participants)
May 17th	-	Cornhole Tournament (28 participants)
May 25th	-	3rd Annual BBQ Cookoff (11 participants & Approx 100 attended)
June 7th	-	Poker Run Benefit for Animal Shelter (49 participants)
June 21st	-	Cornhole Tournament (32 participates)

The Social Committee spent \$5,498.70 of the \$5,500.00 allocated in the 2024-2025 budget, leaving an unused balance of \$1.30. Social also collected \$175.00 in table sales for the two yard sales and out of those funds we spent \$89.60 on new yard sale banners, leaving an unused balance of \$85.40. Therefore the total amount of the unused funds was \$86.70.

I especially want to thank all the volunteers that have helped me pull off these events for the past fiscal year. I cannot do any of this without their help and I am blessed to have so many volunteers that are willing to spend countless hours helping me. So, from the bottom of my heart "thank you"!

Finally, thank you to the Board for allowing me to serve as the Social Chairperson this past year. I sincerely love doing what I do and enjoy getting to know everyone.

Thank you and see you at the next event!

Page Kardack, Social Chairperson

(803) 420-3939 or page729@gmail.com

ANNUAL MEETING PACKAGE

JULY 12, 2025

LIST OF CONTENTS

- 1. BALLOT ENVELOPE & PRE-ADDRESSED RETURN ENVELOPE**
- 2. ANNUAL DUES STATEMENT**
- 3. AGENDA FOR ANNUAL MEMBERSHIP MEETING**
- 4. LETTER FROM THE BOARD OF DIRECTORS**
- 5. PROPOSED BUDGET - FISCAL YEAR 2025-2026**
- 6. VOTING INSTRUCTIONS - ELECTION BALLOT**
- 7. RESUMES OF CANDIDATES FOR BOARD OF DIRECTORS**
- 8. MAIL BALLOTS-BUDGET APPROVAL
ELECTION OF CANDIDATES**

AGENDA

46th Annual Membership Meeting
Saturday, July 12, 2025
10:00 a.m. – Clubhouse**

- 1. CALL TO ORDER - Pledge of Allegiance**
- 2. TREASURER'S REPORT - FISCAL YEAR 2025-2026**
- 3. STANDING COMMITTEE REPORTS (except Election)**
- 4. MAIL BALLOT RESULTS – Budget
Board of Directors**
- 5. ADJOURNMENT**

**** In accordance with the By-Laws, the July Regular Monthly Meeting of the Board of Directors will convene at 9:30 a.m., Saturday, July 12, 2025 with limited membership interaction. Minutes of the June Regular Meeting and any subsequent Special Meetings will be approved as submitted to the Board of Directors.**

June 2025

Over the past few years Windjammer Village has made great investments into our community including the improvements to our Pier and Boat ramp, the resurfacing of our Tennis Courts, completely rebuilt the Marsh Walk, completed major repairs to our Clubhouse including electrical, floors, painting and new furniture. We cut trees around the pool area to help decrease the cost of maintenance, we continued to work on the drainage problems in the village, purchased and repaired machinery and equipment, installed new basketball hoops. Soon new pool furniture will arrive, purchased for long term endurance and cutting down on maintenance when storms affect our area. The Horry County building permit was received late last week for repairs to the Front Office. Construction should begin in one to two weeks and be completed in two weeks once started.

As we look to the future the big item that needs to be tackled is the paving of our roads. This project is anticipated to take more than a year. It is the hope that with the help of the newly formed Long Range Planning Committee this major project will be done in the most cost effective way. We have also budgeted to update our security hardware to make sure all of our recent improvements continue to be maintained. To this end, the Board of Directors has voted to increase our POA Dues by 10% for 2025/2026. Effective August 1, 2025 the monthly POA fee for developed lots will be \$108.00. The monthly POA fee for undeveloped lots will be \$80.00. This increase in dues was not an easy decision.

A large part of our budget is the cost to maintain our pool and services associated with trash, recycling, and solid waste. We are actively doing research on how to bring down these costs. As a community of 389 properties, transparency continues to be a focus of the Board of Directors. It costs about \$28,000 per month to "keep the lights on." That is before we do any repairs, maintenance, beautification, socials or recreation activities. We appreciate all the volunteers in the village including those who head committees, those who work with committees and those who participate in events and activities. We encourage all members to get involved.

Windjammer Village is a great community. When we enter those gates from Rt 179 we are leaving the hustle and bustle of all of the increased development around us and are able to enjoy our beautiful piece of nature here on the state line.

Thank you,

WJV BOD
Bobby Kardack
Anna Marie Farr
Brian Kardack
Vickie Lynch
Diane Sarles

Windjammer Village of Little River, POA
Proposed Profit & Loss Budget
 July 1, 2025 through June 30, 2026

July 2025 - June 2026		
Proposed		
Ordinary Income/Expense		2025-2026
Income		
501 - Assessments		\$ 509,940.00
503 - Amercements		
503a - Gate Fines and Penalties		2,000.00
504 - Interest		1,500.00
506 - Social Committee Reimbursement		50.00
510 - Contractor and Initiation Fees		5,000.00
511 - Entry Cards		500.00
512 - Certificate of Assessments		1,500.00
519 - Miscellaneous Income		100.00
Total Income		514,590.00
Expense		
800 - Electricity		25,000.00
801 - Water		3,500.00
802 - Propane		600.00
804 - Garbage		32,000.00
803 - Recycling		4,000.00
805 - Insurance		62,000.00
807 - Spectrum Cable		6,700.00
808 - Accounting		6,000.00
809 - Legal Fees		2,500.00
Election -		1,800.00
8000 - Maintenance		
811 - Gate Maintenance		2,000.00
812 - Building		5,000.00
813 - Streets - Minor Repairs		4,000.00
814 - Grounds and POA Trees		26,000.00
815 - Pool Contract		19,000.00
816 - Pool Maintenance and Chemicals		19,000.00
818 - Equipment Repairs and Maintenance		10,000.00
820 - Pier & Boat Ramp & Marshwalk		7,500.00
821 Tennis and Basketball Court		1,000.00
Total 8000 - Maintenance		\$ 93,500.00
822 - Beautification		6,000.00
823 - Hospitality		350.00
8100 - Salaries and Subcontract		
824 - Office		48,000.00
825 - Maintenance		54,000.00
Cleaning		8,800.00
826 - Opener and Closer		10,000.00
Total 8100 - Salaries		\$ 120,800.00
8200 - Taxes		
827 - Payroll Taxes		10,000.00
828 - Property Tax		6,000.00
Total 8200 - Taxes		\$ 16,000.00
830 - Administration		10,000.00
copier		3,500.00
831 - Software Subscription		9,000.00
836 - Telephone		1,700.00
837 - Fire and Disaster		1,000.00
838 - Social		5,500.00

THIS BUDGET AND RESERVE SPENDING IS SUBJECT TO APPROVAL BY HOMEOWNERS OF WJV POA

**Windjammer Village of Little River, POA
Proposed Profit & Loss Budget
July 1, 2025 through June 30, 2026**

July 2025 - June 2026		
Proposed		
839 - Recreation		3,000.00
841 - License and Fees		500.00
845 - Janitorial Supplies		1,800.00
847 - Bank Service Charges		500.00
848 - Security		11,000.00
899 - Contingency and Capital Improve		20,000.00
939 - Furniture and Equipment		1,500.00
Reserve Funding		65,140.00
Total Expense		\$ 614,580.00
Net Ordinary Income		
THIS IS PART OF THE BUDGET TOP BE VOTED ON		

THIS BUDGET AND RESERVE SPENDING IS SUBJECT TO APPROVAL BY HOMEOWNERS OF WJV POA.

July 2025 - June 2026			
Proposal			
	Beginning Balance of Reserves		\$278,860.27
	Reserves Planned Funding		\$65,140.00
	Money Put back into reserves from Projects		
	Left Over from Equipment		\$21,220.00
	Left Over from Clubhouse Major Repairs		\$19,160.10
	Left Over from Office Major Repairs		\$7,250.00
	Balance of Reserve before spending		\$391,630.37
CURRENT YEAR RESERVES PROJECTS FOR VOTE			
	Paving of Roads and Circles		\$100,000.00
	Office Major Repair		\$20,000.00
	Security Upgrade		\$10,000.00
	Total Reserve Spending FOR THIS BUDGET		\$130,000.00
FOR INFORMATION ONLY PRIOR YEAR RESERVES			
PROJECTS ALREADY VOTED ON AND APPROVED			
	Street Paving and Repairs		\$145,450.00
	on projects that Last longer than 1 year		\$145,450.00
	Ending Balance in Reserve Funding		\$116,180.37
Please remeber that reserve funding projects normally last longer than 1 year			
The ending balance for reserves on this budget may not be the ending balance at the end of this fisical year			
The operating budget is an annual budget with any excess revenues over expenses is automatically transfers to reserves accounts			

NOMINEE FOR BOARD OF DIRECTORS

NAME Anna Marie Farr SPOUSE DAVID E Farr

ADDRESS 2130 Brunswick Circle PHONE 704.996.0026

Windjammer Property Owner since 2015 Resident since 2015

*1. Business and/or Public Services experience outside Windjammer Village:

Worked in financial industry for 39+ years
Operations manager 25 years. 2 years in legal
and compliance department

2. Services to date for POA:

Current Board member
Volunteered on 2 committees

*3. Your suggestions for Changes and/or Improvements to the Village:

Paving all roads
Continue to trim our budget
Maintain our amenities - or improve
Encourage residents to express concerns to the Board

4. What area of responsibility would be best served by you as a Board Member, i.e. Architectural, Finance, Legal, Long Range Planning, Maintenance, Security, etc.

Finance Legal Long Range Planning

Signature Anna Marie Farr
Date Submitted 5/20/2025

* Please limit to 100 words your response to items 1 & 3 combined.

4/01

NOMINEE FOR BOARD OF DIRECTORS

NAME Bobby Kardack SPOUSE _____

ADDRESS 2191 Gamecock PHONE 803-272-5561

Windjammer Property Owner since 2/2012 Resident since 4/2018

*1. Business and/or Public Services experience outside Windjammer Village:

Asst. Manger Lowe's Home 15 years
Boat Capt Last 5 years

2. Services to date for POA:

last 4 years BOD - Last 10 months as President - dog committee,
L.R.P committee.

*3. Your suggestions for Changes and/or Improvements to the Village:

Watch spending in each Dept. Roads and Security are in need of
repair. Bring Zoom in for people that can not attend the meetings.
need to have the workshops the week before the meeting. Try to keep
Maintenance going and informed what that needs to be done.

4. What area of responsibility would be best served by you as a Board Member, i.e. Architectural, Finance, Legal, Long Range Planning, Maintenance, Security, etc.

Long Range - Planning.

Signature [Signature]
Date Submitted MAY 24, 2025

* Please limit to 100 words your response to items 1 & 3 combined.

4/01

Nominee Board of Directors

Name: Judy Megelich Address: 2143 Marion Circle

Windjammer Property owner since 2023 Resident since 2024

Business and/or Public Services Experience Outside Windjammer Village

- 30+ years management experience with major worldwide corporations. Career includes:
- managing worldwide network services for Motorola Corporation.
- 6 years director of Hospitality Services for Hilton Properties in Charlotte.
- Retired in 2022 after 10 years managing Hospital Support Services as an EVS Director for Compass Corporation. Provided management support for Duke University Hospital; Archibold Medical Systems and Novant facilities in Charlotte and Matthews NC managing budgets more than 3M annually.

Services to Date for POA

- None

Suggestions for Changes and/or Improvements to the Village

- Upgrade furniture at pool for comfort and aesthetics
- Create a plan to budget for road repairs
- Review and assist with budget distributions for all groups
- Create a business center for residents

Area of Responsibility Best served as Board Member

- I have experience managing and can assist with:
 - o Hourly workforce management to insure they are meeting the Village goals & needs
 - o Building services interior and exterior
 - o Facility management & improvements
 - o Review contracts, assist with bid attainment and vendor selection
 - o Equipment evaluation and selection

NOMINEE FOR BOARD OF DIRECTORS

NAME SCOTT L ROBINSON SPOUSE SHERRY CRISP

ADDRESS 2234 DYKMAN Circle PHONE (843) 957-8441

Windjammer Property Owner since 2022 Resident since 2022

*1. Business and/or Public Services experience outside Windjammer Village:

I HAVE AN AS, BS AND MBA (all in business) /
over 40 years business AND marketing experience
in management AND sales / I WAS on original
HUA board in ROCK HILL SC SEVEN OAKS subdivision (200 homes)

2. Services to date for POA:

I believe in a common sense approach for the board.
A true voice of the people with equal AND fair
enforcement of the rules. Create more involvement
as some are retired (AS I JUST did) AND some are limited with

*3. Your suggestions for Changes and/or Improvements to the Village: full time work)

ROADS paved top priority
Security is also very important. (All cameras operational
more control if residents / guests only getting in
AND using resources we all pay for.

4. What area of responsibility would be best served by you as a Board Member, i.e. Architectural, Finance, Legal, Long Range Planning, Maintenance, Security, etc.

My area I can be the best asset for is
financial / Long range planning, AND Legal.
I will be a team player AND work with all opinions
but not to fall be fair.

Signature Scott Robinson
Date Submitted 5/14/25

* Please limit to 100 words your response to items 1 & 3 combined.

4/01

**Windjammer Village of Little River
Board of Directors Meeting
Thursday, August 21, 2025
At the Clubhouse**

The Windjammer Village Board of Directors meeting was called to order by President, Anna Marie Farr, at 7:00pm in the clubhouse. Board Members present: Bobby Kardack, Scott Robinson, Dianne Sarles and Vickie Lynch. The Pledge of Allegiance was recited.

Minutes from July 12, 2025, Board of Directors meeting, minutes from July 12, 2025 Annual meeting, and minutes from July 12, 2025 BOD Organizational meeting were read by Secretary Liz Eby. Bobby Kardack made a motion to approve June 19, 2025, Board of Directors minutes, July 12, 2025, Annual Meeting minutes, and July 12, 2025, BOD Organizational meeting. Second by Dianne Sarles. Motion carried.

TREASURER'S REPORT:

None

STANDING COMMITTEES:

Reports received from the Maintenance, Recreation, Security and Social Committees have been attached to make them part of the minutes.

ARCHITECTURAL:

None

Bill Cockerham introduced himself as the new Architectural Chairperson, he took over Architectural the week of August 17, 2025.

BEAUTIFICATION:

Sandy Struble introduced herself as the new Beautification Chairperson, she took over Beautification the week of August 17, 2025.

TREES:

Bobby Kardack made a motion to approve the removal of 1 Holly tree that is too close to the house at 2280 Vereen Circle (K27). Second made by Vickie Lynch. Motion carried.

Vickie Lynch made a motion to approve 5 Swamp Oak trees to be trimmed, shaped and possibly removed because they are a danger to the neighbor's house and house at 2243 Dykman Circle (C43-44). Second made by Scott Robinson. Motion carried.

Dianne Sarles made a motion to approve the removal of 1 tree that is a fall hazard during high winds at 2102 Marion Circle (E01-02). Second made by Scott Robinson. Motion carried.

OLD CONCERNS:

2135 Lafayette Circle (G28) – Stairs need to be repaired, owner has been sent letters, has been fined already.

- Dianne Sarles made a motion to review and hold over until September 2025 BOD meeting. Second made by Vickie Lynch. Motion carried.

- 2228 Jackson Circle (D12-14) – Failure to clean up yard. Sent letter, has been fined.
- Dianne Sarles made a motion to review hold over to September 2025 BOD meeting. Second made by Vickie Lynch. Motion carried.

NEW CONCERNS:

- 2115 Georgetown Circle (J22-23) – Boat parked in yard.
- Bobby Kardack made a motion that once the boat is charged it must be back in the compound by 10:00pm each night. Second by Dianne Sarles. Motion carried.
- 2215 Georgetown Circle (J22-23) – Tractor parked in yard.
- Dianne Sarles made a motion that tractor must be put in the garage by nightfall. Second by Scott Robinson. Motion carried.
- 2125 Georgetown Circle (J24) – Boat parked in yard.
- Bobby Kardack made a motion that once the boat is charged it must be back in the compound by 10:00pm each night. Second by Vickie Lynch. Motion carried.
- 2211 Jackson Circle (D27) – Unkept yard, hood of car in yard.
- Scott Robinson made a motion to send a warning letter to remove car hood and hold over until September 2025 BOD meeting. Second by Vickie Lynch. Motion carried.
- 2245 Jackson Circle (D36-37) – Vehicle with front end damage that doesn't move.
- Dianne Sarles made a motion to close concern because owner provided current registration of car. Second made by Scott Robinson. Motion carried.
- 2245 Jackson Circle (D36-37) – Unkept yard
- Vickie Lynch made a motion to close the concern because yard has been cleaned up. Second made by Dianne Sarles. Motion carried.

OTHER:

- Updated Budget report from annual meeting – Report available in office
- Trash restrictions – email has been sent out with restrictions
- Boats in yard restrictions – email has been sent out with restrictions
- NO hanging on rope at pool
- Office going through changes asking WJV residents to be patient with new staff.

MEMBERSHIP INTERACTION:

John Pazoga, Stefan Varner, Bill Cockerham, Charlene Schutte, Yolanda Vernadi, Betty Brown, Nikka Kensel

Has the Ad-hoc committee for property management company been started, any bids for roads, cost of pool furniture, corporation shall keep records, ballot wording on ballot should read "As requested" not at BOD's request, boat compound/electrical would each spot have electric, fee for each spot at compound vs free spot, GAC applications, why do people have to put applications in for committee chair positions, beautification never received shed a couple years ago need space for decorations/equipment. Volunteers needed.

Attendance: 26 WJV members

Thursday, August 21, 2025

Bobby Kardack made a motion to adjourn the meeting. Second by Scott Robinson.
Motion carried.

There being no further business, the President adjourned the meeting at 8:30pm.

Respectfully submitted,

Liz Eby

Liz Eby
Board Secretary

SOCIAL COMMITTEE

Saturday, September 20th, we have our Luau dinner by the pool. It was a beautiful night and with the new pool furniture we were able to spread everyone out to have plenty of room. We served approximately 150 people dinner and enjoyed a table full of desserts everyone brought to share. There is over 25 hours of work that goes into this event and I'm thankful for all the volunteers that help make this happen. So, thank you to everyone who helped prepare for this event and clean up afterwards. You are the best!

On Friday, September 26th, the weather held off and we were able to have another Food Truck Friday. There were four (4) vendors scheduled to come but with the threat of weather two (2) of them cancelled. However, approximately 100+ people still showed up to enjoy the two (2) vendors that did show up!

See you in the village!

Page Kardack, Social Chairperson
(803) 420-3939 / Page729@gmail.com

RECREATION COMMITTEE

On Saturday, September 13th and September 27th, we had our very own Sharon Beck of Vereen Circle provide us with free Gentle Stretch Yoga Classes. As an added bonus, Sharon taught us how to massage our lymph nodes to encourage lymphatic drainage.

In September, I also purchased some new items for recreation that included a jumbo Connect 4 game for the kids, new ping pong paddles and balls, exercise bands, disinfectant cleaner for the gym equipment and new paper towel dispenser and towels. I will have these out for use soon.

Additionally, I want to thank my husband, Brian Kardack, and Dennis McClellan of Adams Circle, for spending a Saturday afternoon to finish cleaning up and reframing the horseshoe pits.

If there are any other activities you'd like to have in the village, please feel free to contact me with your suggestions.

Let's stay active!

Page Kardack, Recreation Chairperson
(803) 420-3939 / Page729@gmail.com

SCHEDULE **OF** **ACTIVITIES & EVENTS**

PLEASE SAVE THE DATE FOR THE FOLLOWING:

- October 11, 2025 @ 7am - 1pm **YARD SALE** – Come find some treasures!
- October 18, 2025 @ 6pm **HALLOWEEN PARTY** – Fun filled night with music & karaoke!
- October 19, 2025 @ 2pm – 4pm **PICKLEBALL 101** – Come learn the basics of the game!
- October 24, 2025 @ 6pm **WITCHES OF WINDJAMMER** – Ladies night of fun!
- October 25, 2025 @ 11am **TRUNK OR TREAT** – Fall fun for kids.....and adults too!
- November 14, 2025 @ 6:30pm **GAME NIGHT** – Time to relax and have some fun!
- November 29, 2025 @ Dusk **BOAT REGATTA & YACHTS FOR TOTS COLLECTION**
- December 12, 2025 @ 6pm **NIGHTTIME GOLF CART PARADE** – Vote for best lights.
- December 13, 2025 @ 5pm **CHRISTMAS PARTY** – Dinner and fun time.
- December 19, 2025 @ 6pm **MOVIE WITH THE GRINCH** – Come in your PJs and hang out with the Grinch.

Upcoming activities/events and any date/time changes are posted on the bulletin board at the clubhouse.

Page Kardack, Social/Recreation Chairperson
(803) 420-3939 / Page729@gmail.com











FOOD TRUCK FRIDAY!!!!!!!

YES PLEASE





Sudoku

	6				3			
			8				2	
2			6	4	9			1
		6	9	5	2	4	1	
3		5			4	8	9	6
		9	3					
7		1	4			2	3	
					1	9		
		4		9			6	8

Sudoku is played on a grid of 9 x 9 spaces. Within the rows and columns are 9 “squares” (made up of 3 x 3 spaces). Each row, column and square (9 spaces each) needs to be filled out with the numbers 1-9, without repeating any numbers within the row, column or square.

Word Search



- | | | |
|------------|------------|------------|
| Layfayette | Georgetown | Plantation |
| Brunswick | Lexington | Calabash |
| Gamecock | Jefferson | Liberty |
| Dykman | Marion | Franklin |
| Swamp Fox | Jackson | Vereen |
| Adams | | |

Let me know if you like the puzzles! Also let me know the kinds of puzzles you like so I can include stuff for everyone.

CHICKEN COBLER

Ingredients

1 pack PERDUE® FRESH CUTS® Fresh Pre-Cut Diced Chicken Breast or use your own

1/2 cup Butter, melted

15 oz. bag Frozen mixed vegetables (Peas, Carrots, Corn)

1 box cheddar biscuit mix

2 cups milk

1 10.5oz can cream of chicken soup

2 cups chicken stock

2 tbsps. fresh chopped parsley

Pinch of salt and pepper

- Preheat the oven to 375°F. Place butter in the bottom of a 9x13 baking dish and place in the oven to melt.
- In a sauté pan, add 1 tbsp. of olive oil and cook the PERDUE® FRESH CUTS® Fresh Pre-Cut Diced Chicken over medium heat. Season with a pinch of salt and pepper and cook until internal temperature reaches 165°F.
- Add melted butter to the baking dish and top with the chicken in a single layer over the butter. Top evenly with the frozen vegetables.
- Whisk together soup and stock in a second bowl until smooth and pour in with the chicken and vegetables.
- Stir together the biscuit mix, seasoning packet from the mix, and milk in a bowl until well blended; pour over the chicken and veggies. Spread lightly and evenly over the top of the mixture but do not stir.
- Bake in the preheated oven uncovered until very golden brown and only very slightly jiggly in the center, about 45 minutes.
- Sprinkle parsley over the top if desired and let stand for 10 minutes before serving.

FOR SALE

AKC Siberian Puppies for Sale



Born on April 6th

Contact info:
(910)616-2522
Text or call

**Purebred Siberian Husky
Puppies.**
Born on 4/6/2025

Puppies are fully vaccinated:

- **DHPP (also called DA2PP or 5-in-1 vaccine):**
 - Distemper
 - Hepatitis (Adenovirus)
 - Parvovirus
 - Parainfluenza
- Rabies
- Bordetella bronchiseptica (kennel cough)

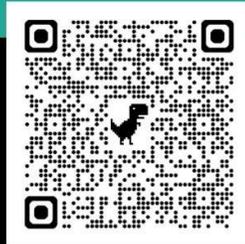
Documentation:

AKC Pedigree, breeding rights, and vaccines included.

AKC Siberian Husky Puppies for Sale



Born on April 6th



Contact info:
(910)616-2522
Text or call

Dear neighbors,

My name is Alexa, and I am offering professional cleaning services within our community. I currently work full-time as a Certified Medical Assistant, and I am pursuing my long-term goal of returning to school to become a Registered Nurse. While I am dedicated to my career path, finances are currently tight, and I have started this cleaning business to help support myself while continuing to move toward my future.

I provide the following services:

- **General cleanings: kitchens, bathrooms, bedrooms, living rooms, and more**
- **Deep cleanings for thorough, detailed results**
- **All cleaning supplies are provided**

Availability:

- **Weekends**
- **Select weekday afternoons**

Pricing is based on the size of the home and the level of cleaning required.

By choosing my services, you will not only receive a well-cared-for home but also support a neighbor who is working diligently to achieve her nursing goals.

 To discuss scheduling and pricing, please contact me by text message only at 910-713-4188.

Thank you for your time and consideration. I would be truly grateful for the opportunity to assist you.

**Sincerely,
Alexa**

Board of Directors

President – Anna Marie Farr farr.annamarie@gmail.com
1st VP – Bobby Kardack bkardack@yahoo.com
2nd VP – Scott Robinson sandlapper2020@gmail.com
Member – Diane Sarles frazzle322@aol.com
Member – Vickie Lynch vickielynch1656@gmail.com
Office Admin. – Liz Eby
Secretary – Liz Eby
Treasurer –

Committee Chairpersons

Architectural – Bill Cockerham

Beautification – Sandy Struble

Budget and Finance – **VACANT**

Compound – Scott Faggart

Election – Patsy Holcombe

GAC – **VACANT**

Hospitality – Deborah Christenburg

Insurance – Stanley Cohen

Long Range Planning – Margaret Alusick

Maintenance – Parker Lucas

Publicity – Susan Adams

Recreation – Page Kardack

Security – keepwindjammersafe@gmail.com

Social – Page Kardack

GOOD TO KNOW:

Library – Mac Buffolino

Nurses Closet – Kathleen Tatarinchik 843-602-6910

Notary Services:

Carole Grieco

2110 Adams
843-999-3526

Bennie Dowty

2134 Lexington
843-427-7020

Jason Bittigar

2129 Brunswick
843-877-2564

IF YOU WOULD LIKE TO SUBMIT NEWS-
WORTHY INFORMATION TO BE CONSIDERED
FOR INCLUSION IN THIS NEWSLETTER OR IF
YOU HAVE ANY SUGGESTIONS, PLEASE
CONTACT:

**SUSAN ADAMS:
SWADAMS2021@GMAIL.COM**

843-231-2446

Windjammer Village POA

2200 Little River Drive, Little River, SC 29566

Phone: 843-249-2460 | Fax: 843-280-4840

Website:

<https://windjammervillage.com/windjammer-village-lr>

Email: windjammervillagewebsite@gmail.com

Clubhouse WIFI: WJV1010!

Compound: wjvcompoundcommittee@gmail.com