

LITCHFIELD-BY-THE-SEA COMMUNITY ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

Friday, January 20, 2017

Pursuant to call, the Meeting of the Board of Directors of Litchfield-By-The-Sea Community Association, Inc. was held on Friday, January 20, 2017, commencing at 2:00 pm Litchfield By The Sea Beach House, Pawleys Island, SC.

Directors in Attendance:

Bill McElroy Joe Young Carroll Player Tom Leis Nancy Hopkinson
Royce King

Management Company:

Lisa Hergenrother Vicki Cooper

Call to Order:

Chairman McElroy called the meeting to order.

Agenda Item River Club – RCCO & ARB Updates

The River Club Community Organization has new committee members and ARB members. The chairperson for the ARB is Carol Leis. The other members for the River Club ARB are Joe Banyar, Pete Hurley, Sharyn Kovac and Mike Benson. Any unresolved River Club ARB issues will be heard by the Litchfield By The Sea board.

Agenda Item - Insurance / Storm Update

Bob Postiglione provided an update on storm damage costs and the insurance deductible (5%). Estimated storm damage expenses are \$300,000 with the major costs being the beach crossovers and picking up storm debris in River Club.

Agenda Item - Financial Report

Treasurer Carroll Player presented the November 2016 financials.

Agenda Item - Communications Report

New colored, legal sized maps for Litchfield By The Sea and River Club have been finalized and ready to be printed.

Working on getting the Earthcam webcam installed and operational. The webcam will be a 360-degree camera of the beach and beach deck.

Agenda Item – Security Report

Tom Leis presented the security report.

TEM system is working well. Waccamaw Management is fully in charge of TEM system. The security taskforce committee is no longer in place. The Process document has been turned over to Waccamaw Management to manage and use.

Implementing realtor's module – on-line February 1. Realtor's representatives have been educated on the system.

Agenda Item – President's Report

- Osprey Lake - County drainage project
Phase I complete. Phase II near the fishing dock started and should be complete in March
- Met with Reserve Advisors for new reserve study on January 19. They conducted a site visits and the current study will be updated and used for 2018 budget planning.
- New board meeting schedule will be posted on website
- Landscaping
Seasonal flowers are done well
Pine straw refreshed
Additional landscape and drainage upgrades around new tennis courts
Monitoring grass & trees impacted from hurricane (salt water)
Clean up from storm – much faster
Natural areas maintenance – cleaned weeds from marsh areas
- Tennis Courts
Starting demo on refurbishing the last three courts - complete by Memorial Day
- Myrtle Beach National
\$25,000 payment received end of 2016

Tara theatre – demo to start in February

- Other projects

Replacing beach house flooring

BH deck furniture – four new rockers – polywood – more durable

Small table and four chairs

Kiwi shades replaced

Dunes crossovers repaired

LBTS pool at River Club –new LED lights and new variable speed motor installed.

Replastering almost complete.

Signage in LBTS and River Club is being refurbished

- Holiday decorations – new vendor – Callas Florist.

Agenda Item – New Business

Approval of Minutes

The approval of the minutes of the Meeting of the Board of Directors held on November 18, 2016 was discussed. Upon a motion by Joe Young, seconded by Bob Postiglione, and approved with no objections it was;

MOVED: Approval that the Meeting Minutes of the Board of Directors of Litchfield By The Sea Community Association, Inc. held on November 18, 2016 (as amended – adding the final cost of \$34,237.00 for LBTS pool at River Club pool work) be accepted as written and presented.

New LBTS Committee List

A new 2017 committee list was prepared. This information will be posted on the LBTS website. Upon a motion by Carroll Player, seconded by Royce King and approved with no objections, it was;

MOVED: Approved to accept the new LBTS committee list of January 20, 2017.

Capital Items

Overflow parking – additional overflow parking near the tennis courts

Resealing the bike path around LBTS

Grass on top of mesh

Repair sidewalk by new refurbished tennis courts

Upon a motion by Tom Leis, seconded by Carroll Player and approved with no objections, it was:

MOVED: Approved to proceed with projects at a cost not to exceed \$100,000.00

2017 Meeting Date Schedule

2017 meeting date schedule was presented to the Board. The approved dates will be posted on the LBTS website. Upon a motion by Bob Postiglione, seconded Nancy Hopkinson and approved with no objections, it was;

MOVED: 2017 meeting schedule approved.

There being no other business to discuss, upon a motion by Joe Young, seconded by Tom Leis and approved with no objections, the meeting was adjourned.

William McElroy
President

Daisy Keesling
Secretary

Meeting Commenced: 2:00 pm
Meeting adjourned: 2:39 pm