

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

QUARTLERLY OF THE BOARD OF DIRECTORS

Friday, October 20, 2017

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

Directors in Attendance:

Bill McElroy (President), Joe Young, Tom Leis, Daisy Davis, Vic Figlar, Royce King, and Bob Postiglione

Directors Absent

Nancy Hopkinson and Carroll Player

Management Company:

Lisa Hergenrother, Community Association Manager
Nikki Baker

Call to Order:

Chairman McElroy called the meeting to order 2:00 p.m.

Agenda Item – Reports from Georgetown County on Petrigu Road and River Club Storm Water Enhancements

Art Baker with Georgetown County presented an update on the Martin Luther King and Petigru Rd. projects. The Petigru Road property line fence discussion included; intersection improvements, Phase I is commencing, revision of the original plans, encroachment and title issues, owner involvement on this item, etc. The County will install the fence, curb and gutters, guard rails, etc., they requested, and the LBTS Board approved, to maintain the River Club section of fence once installed with the condition the finish face of the fence face the River Club.

The Board agreed to approve the storm water enhancements with the condition that verification of ‘no negative impact’ to the River Club is received. The Board will revisit this item when the additional information is received and formally approve with an Action in Lieu of a Meeting document.

Q: Will the pipe south of Club Circle affect property owners?

R: No

Q: To install the new drainage pipe, it will require clearing of land and trees along Club Circle, will they be replaced?

R: Yes, buffer planting will be done. Wood privacy fence to screen will match existing height.

Q: After ground breaking, what is time frame?

R: Bid project in January, start in February. 1 – 3 months behind State.

Q: Movement of fence?

R: New portion – 30% will be straightened. State portion estimated completion June 1; County late summer.

Agenda Item – Financial Report

Ms. Hergenrother presented the financials for the period ending August 31, 2017.

Agenda Item – Security Report

Mr. Leis provided updates on several items; which included the following.

- Security going well.
- There was a discussion regarding golf carts; i.e. privately owned, rentals, and barcodes. Owners must mount the barcode to the golf cart (not on the windshield) in addition to the LBTS decal/sticker.
- Speed Signs – Management is addressing a solar speed limit sign by the fishing dock that is not working.
- Marsh Hawk fence line – Management is working with maintenance to temporarily block an open area until Marsh Hawk installs their fence.

Agenda Item – Landscaping Report

Mr. Figlar stated Starwood provided a proposal regarding the installation of landscaping around the new tennis courts for \$5,000; which he approved. The dead palms will be replaced. Mr. Leis mediated new sod from Starwood for the River Club landscape repairs.

Agenda Item – Projects

Mr. McElroy provided a status report on completed projects as follows:

- Bulk head repairs are almost complete and the minor damage will be repaired.
- Sidewalk repairs at Bridgewater and Shipyard Village – Chris Hawley from Slab Surgeons will be present at this afternoon’s meeting regarding this topic. An assessment of the sidewalks in the various communities is recommended.
- New motor pump for LBTS irrigation system – The Board approved a new motor pump in the amount of \$9,600 at the last meeting and the installation is complete. (on Black Gum Road) On a side note, Mr. Young recommended the Board review the expense to replace the aging irrigation system (approximately \$150 – 200,000) at a future meeting.
- Hurricane Irma repairs – Steps at the crossover and the handicap ramp have been repaired.
- As a side note, there was a discussion regarding an area around the south round-a-bout at Osprey Watch.

New Business

Approval of Minutes

The August 18, 2017 Board Meeting minutes were reviewed. Upon a motion by Daisy Davos, seconded by Tom Leis and approved with no objections, it was;

MOVED: Approval to accept the August 18, 2017 as written.

Approval of Easement Requests

The County will install the fence, curb and gutters, guard rails, etc., they requested, and the LBTS Board approved, to maintain the River Club section of fence once installed with the condition the finish face of the fence face the River Club. Upon a motion by Tom Leis, seconded by Vic Figlar and approved with no objections, it was;

MOVED: Approval to accept easement request to maintain River Club section of fence along Petigru Rd.

2018 Budget Approval

The Board reviewed and discussed the draft 2018 budget as revised since the last meeting. The budget was formulated with a 3% increase. 83% will replenish the reserve fund. Upon a motion by Joe Young, seconded by Bob Postiglione and approved with no objections, it was;

MOVED: 2018 Budget approved as presented.

2019 Meeting Schedule

The Board reviewed the 2018 meeting schedule as presented by Ms. Hergenrother. Upon a motion by Vic Figlar, seconded by Joe Young, and approved with no objections, it was;

MOVED: 2018 meeting schedule approved as presented.

Security Update – LBTS South Gate

A new barcode reader is needed. Upon a motion by Tom Leis, seconded by Daisy Davis, and approved with no objections, it was;

MOVED: Approval to proceed with installation of a new barcode reader from TEM at a cost of \$17,000.00.

Miscellaneous (Nominating Process Complaint)

Frank D’Amato of Tradition registered a formal complaint regarding the nominating process. He indicated members are on the board too long. With the entire board not available, it will be discussed and resolved by January.

There being no other business to discuss, Chairman McElroy declared the meeting adjourned.

William McElroy
President

Daisy Davis
Secretary

Meeting Commenced: 2:00 p.m.
Meeting adjourned: p.m.