



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

MEETING OF THE BOARD OF DIRECTORS

Friday, February 15, 2019

Pursuant to call, the Meeting of the Board of Directors of Litchfield-By-The-Sea Community Association, Inc. was held on Friday, February 15, 2019, commencing at 2:00 p.m. at Litchfield By The Sea Beach House, Pawleys Island, SC.

Directors in Attendance:

Bob Postiglione, Bill McElroy, Carroll Player, Daisy Davis, Vic Figlar, Royce King, Tom Leis and Virginia Paccadolmi

Management Company:

Lisa Hergenrother and Vicki Cooper

Call to Order:

Chairman Postiglione called the meeting to order.

Agenda Item – Financial Report

Treasurer Carroll Player presented the year end 2018 financial report.

Agenda Item – Nominating Report

Vic Figlar reported that the terms of Bill McElroy, Joe Young and Tom Leis expire this year. Tom Leis would like to stand for re-election. Bill and Joe will not seek re-election. The nominating committee met and discussed the rotation. The committee is currently interviewing potential candidates to fill two open seats: one from the West side and one from the Ocean campus.

Agenda Item – Beach House Report

Daisy Davis reported several intended changes as additional options for owners to rent the Beach House. New half day rentals are being offered Monday through Thursday. Morning rental period is for 9am to 1pm and will cost \$75. Afternoon rental period is for 2pm to 9m for \$100. Owners must do their own cleaning and resetting of furniture. Regular deposits will be required. These rentals cannot be scheduled more than 30 days out. The same party will not be permitted to rent both the morning and afternoon time frames on the same day. Usage is for Beach House ONLY – no areas on the deck are included.

Agenda Item – Security Report

Tom Leis reviewed the security report. He provided a current update on security systems and issues. Almost two years out, everything is working smoothly with the Gate House software system. Regular reports are issued and reviewed by staff and board. A meeting with realtors was held earlier this week to gather feedback and also review how realtors need to be issuing guest passes to rental guests. Mr. Leis also provided an update on the Georgetown County/SC DOT project on improvements to Petigru Road.

Mr. Leis also reported on a new rule and fine for the River Club ARB which involves the obligation of owners to maintain their homes and landscaping. Regular inspections will be conducted within the community. If a problem is observed, an owner will be contacted in writing and given 30 days to correct the problem. If corrective action is not taken, a second notice will be sent and a \$25 per day fee will commence.

Agenda Item – President’s Report

Bob Postiglione presented the President’s report. He discussed the board’s efforts to replenish the association’s depleted reserve funds. A Finance Committee met extensively last year and reviewed every budget line item for potential savings. This committee determined that there was not much in the way of reductions that could be achieved in the overall budget.

Furthermore, the Litchfield by the Sea governing documents only allow the HOA dues to increase by 6% on annual basis. That increase is not keeping pace with an aging community that has many capital components that (i.e. roads and storm drain pipes) that need to be repaired and maintained.

The board is weighing a change to the governing documents that would create a new revenue stream for the association. Such a change would require a vote of the entire LBTS membership. Many communities in the area charge either a working capital fee or a new owner “buy in fee” when a property is sold or transferred. The fee would be a flat fee to be set by the Board of Directors. The revenue would be dedicated to capital expenditures, not operating costs.

Agenda Item – New Business

Approval of Minutes

Upon a motion by Bill McElroy, seconded by Daisy Davis, 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 October 19, 2018 be approved as written and presented.

Approval of Communication Committee Recommendation

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

MOVED: Approval that the realtors being featured on the Litchfield by the Sea website be charged a \$350 annual fee.

Approval of additional fine/rule for the River Club ARB

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

MOVED: To institute the new rule for owners to regularly maintain their property. Owners found not in compliance will be subjected to \$25 per day fines.

Approval of new half day rental options for the LBTS Beach House

Upon a motion by Daisy Davis and seconded by Bill McElroy, and approved with no objections, it was;

MOVED: Approval of new half day rental options for owners at \$75 and \$100 Monday through Thursday at no more than 30 days from date of rental.

Approval of easements to Santee Cooper and Georgetown County

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

MOVED: Approval of granting easements to Santee Cooper for electrical improvements on the Oceanside Campus along McKissick Drive and Retreat Beach Circle near Lakeside and to Georgetown County for storm water improvements in the River Club.

Approval of landscape plantings on Litchfield by the Sea Common Property adjacent to Lakeside

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

MOVED: Approval of \$9,192.46 for new plantings along the Litchfield by the Sea common property adjacent to Lakeside.

Approval of Capital Projects totaling \$260,000


Upon a motion by Carroll Player and seconded by Royce King, and approved with no objections, it was;

MOVED: To approve \$260,000 for a number of capital projects to include: road sealing at LBTS, storm drain work at LBYS and River Club, debris removal and cleaning along pond at the rear of Club Circle in River Club, bulk head repairs near the Fishing Dock at LBTS, a pilot effort to use Aztec composite deck material to refurbish the upper deck near the shade sails, and fence repair work near the front gate of LBTS.

There being no other business to discuss, upon a motion by Bill McElroy, seconded by Royce King and with all in favor, Chairman Postiglione declared the meeting adjourned.



Robert Postiglione
President



Daisy Davis
Secretary

Meeting Commenced: 2:00 pm
Meeting adjourned: 2:45 pm