



Litchfield

B Y • T H E • S E A

Community Association, Inc.

Litchfield by the Sea Community Association, Inc.

QUARTERLY MEETING OF THE BOARD OF DIRECTORS Friday, April 26, 2019, 1:30 p.m.

Pursuant to call, the Meeting of the Board of Directors of Litchfield by the Sea Community Association, Inc. was held on Friday, April 26, 2019, 1:30 p.m. at the Waccamaw Management Conference Room, located in Pawleys Island, South Carolina.

BOARD MEMBERS

Bob Postiglione, President
Bill McElroy, Vice-President
Daisy Davis, Secretary
Vic Figlar, Director
Joe Young, Director
Tom Leis, Director
Royce King, Director
Virginia Paccadolmi, Director
Carroll Player, Director – did not attend

WACCAMAW MANAGEMENT

Lisa Hergenrother, Community Association Manager
Jennifer Wing, Community Specialist

CALL TO ORDER

Mr. Postiglione called the meeting to order at 1:34 p.m. and a quorum was established.

FINANCIAL REPORTS

Mrs. Hergenrother reviewed the March 2019 financial and variance reports. Assets total \$721,000 with liabilities of \$579,000 and Reserve Funds of \$645,000.

NOMINATING COMMITTEE REPORT

The Board reviewed three Board Member positions with terms expiring this year. Mr. Leis will run for re-election, leaving two open positions. The nominating committee presented Wayne Flowers of Heron Marsh and Scott Manhoff of Avian Forest to fill the vacancies, along with Mr. Leis.

ARB REPORT

- Mr. Figlar reported the Rookery has a vacant lot to build on, however he has not seen any building plans yet. He also reported there is a party interested in purchasing Heron Point lots and erecting a very nice, three story manufactured home on it. The interested party is waiting for Georgetown County to approve the combining of the lots before moving forward.
- Mr. Leis reported River Club ARB issues with two properties. Violation letters and \$25 per day fine for thirty days, notice will be sent. He also reported bulkhead erosion from a Golf Club owned pond affecting a homeowner's property. Mrs. Hergenrother will notify Mr. Morgan with the golf course. Mr. Leis also reports a property encroachment of a homeowner's deck on Association property. The Associations attorney will send a letter for removal.

SECURITY REPORT

Mr. Leis reported a relatively quiet period for security. He did remind people to lock their vehicles as several had been broken into at one point.

PRESIDENT'S REPORT

Mr. Postiglione reported the financial aspect of Litchfield by the Sea to include maintaining roads, irrigation, sewers, beach deck and fountains. He also reported a revenue issue regarding Capital Improvements over the next five years due to the challenges of an aging community. The Board is exploring a buy-in fee amendment in the fall or next year to assist with funding. He requested all Board members discuss this option at Town Hall meetings.

OWNERS QUESTIONS AND ANSWERS

Q – Joe Banyar of River Club stated they need to replace the fencing around the pool as it was rotting. They are looking for an iron fence, similar to the one at Shipyard Village.

A – Mr. Postiglione stated the project is on the Capital Improvement list.

Q – Mr. Banyar also inquired about the sand fencing at the beach is in some places and not others.

A – Mr. McElroy said it should be removed for turtle nesting. Mr. Postiglione reported a fence was installed around the handicap ramp as sand was building up.

Q – Dave Orr of Sandpiper Run asked for an elaboration of where the \$250,000 in special assessments was going.

A – Mrs. Hergenrother reported it is being spent on bulkhead repairs, road sealing, Lakeside berm, storm drain repairs, and potential soundproofing of the beach house.

Q – John Mooney of Shipyard Village introduced himself as new to the community and would like to know how everything is run.

A – Mr. Postiglione will meet with Mr. Mooney to explain.

Q – Debbie Brazzee of Charlestown Grant presented several possible solutions for the Board to consider regarding reducing traffic in their neighborhood.

A – Mr. Postiglione stated The Board does not have the authority to restrict access into Charlestown Grant. A sign would be permitted on Charlestown Grant property with ARB approval.

Q – Mrs. Brazzee also inquired about the storm drain issues.

A – Mr. Postiglione replied it is on the list to be done.

Q – Jane Kelly of the Rookery complained about dog droppings not being picked up.

A – Mrs. Hergenrother replied that additional doggie stations are being reviewed.

Q – Sharyn Kovac of River Club ARB committee said she is researching with Georgetown County how to have a property declared a nuisance for 102 Fairway Drive.

A – Mr. McElroy suggested attending a Georgetown Council meeting.

A – Mr. Leis suggested possible legal action. Mrs. Hergenrother will speak to attorney.

Q – Craig Gardner of Lakeside asked where the money is coming from for River Club projects.

A – Mrs. Hergenrother explained it comes from Litchfield by the Sea's budget as it was incorporated into the original Governing Documents.

Q – Ed Hall from Lakeside asked about the landscaping on the berm that has been cut down.

A – Mr. Figlar explained the trimmed bushes have already started to grow back. He also said the North gate is closed during evening hours to keep shining headlight intrusion down.

A – Mr. Postiglione further explained the landscaping near Lakeside had not properly been maintained throughout the years. Lakeside thought it was their property; however the berm is Litchfield by the Sea property. After several complaints about the appearance, they cut it back and saved as much as possible. Litchfield by the Sea will maintain the landscaping.

Q – Debbie Brazzee from Charlestown Grant asked if there is a master plan in place should a CAT five hurricane hit us.

A – Mrs. Hergenrother explained Waccamaw Management does have a plan built into their Business Plan. We are partnered with the county government and they will assist in tree removal and has us linked with FEMA partners.

Joe Banyar suggested Mr. Press Courtney address this at the Annual Meeting.

Q – Gary Edgar of River Club inquired about the bulk cable contract for River Club and why it needed to be voted on at the Annual Meeting.

A – Mr. Leis explained that other Home Owners Associations are legal entities; River Club is not; it is part of Litchfield by the Sea per the Governing Documents. The Amendment to change single family homes is River Club to a neighborhood grouping will be voted on at the Annual Meeting by all members.

NEW BUSINESS

Upon a Motion from Daisy Davis, seconded by Joe Young, and approved with no objections, it was:

MOVED: Minutes from February 15, 2019 Board Meeting be approved as presented.

Upon a Motion from Mr. King, seconded by Mr. Young, and approved with no objections, it was;


MOVED: Accept the nominees of Tom Leis, Wayne Flowers and Scott Manhoff for the vacant Board positions

Upon a Motion from Mr. McElroy, seconded by Mr. Leis, and approved with no objections, it was;

MOVED: Allow the vote to amend Litchfield by the Sea Governing Documents to create a neighborhood grouping for single family homes in River Club be added to the Notice and Proxy for the Litchfield by the Sea Annual Meeting.

ADJOURNMENT

Upon a Motion from Mr. Leis, seconded by Mr. Young, all agreed and the meeting was adjourned at 2:58pm.



Bob Postiglione, President



Daisy Davis, Secretary