



## Good Tidings 5-1-2026

*“At the beach, life is different. Time doesn’t move hour to hour but mood to moment.” – Sandy Gingras*

Dear Litchfield-By-The-Sea Owners,

The LBTS 2026 Annual Meeting and Election of Directors is on June 13, 2026, at 10am. Right now, the polls are open to vote in the election. Therefore, this is a good time to talk about the duties of our current, and future, Directors.

In the Community Management Industry, LBTS is categorized as a Large-Scale Homeowners Association. A Large-Scale Association is typically defined as having 1,000+ lots/units. In a Large-Scale Community, the Board of Directors functions more like the leadership team of a small municipality than a traditional neighborhood association. These elected volunteers are responsible for:

- Managing millions of dollars in community assets.
- Protecting and enhancing the Community’s Value and ‘Brand’, which includes billions of dollars in real estate assets.
- Enforcing complex covenants.
- Maintaining extensive common areas.

Because of the scale, large-scale boards often transition from a "working board" (doing tasks themselves) to a "governance board" that delegates day-to-day operations to a professional management team while focusing on strategic decision-making.

### **What the Board Does:**

The primary role of the board is to act as fiduciaries, meaning they must act in the best interests of the entire community, exercising reasonable care and loyalty. Their core duties include the areas of responsibility below, with some tasks being delegated to staff (note- they can delegate tasks but not their responsibility):

- **Financial Management & Strategic Planning:**
  - Developing the Operating Budget: Creating and approving the annual budget and setting assessment rates.

- Reserve Funding: Ensuring adequate reserve funds are set aside for future repairs (paving, clubhouse, storm water system, etc.) to prevent special assessments.
- Contractual Oversight: Entering into contractors for services including security, landscaping, and legal counsel.
- **Governance:**
  - Uniform Application: Enforcing the CC&Rs (Covenants, Conditions, and Restrictions) and rules uniformly, ensuring no favoritism or personal bias exists.
  - Architecture Reviews: Overseeing committees that approve or deny exterior modifications to homes to maintain aesthetics.
  - Ensuring all actions comply with local ordinances, state laws and federal laws
- **Common Area Maintenance:**
  - Asset Preservation: Maintaining shared assets, including private streets, clubhouses, pools, security gates, and landscaping.
- **Risk Management:**
  - Insurance Procurement: Ensuring the association carries adequate property, liability, and D&O (Directors & Officers) insurance.

### **What the Board Does *Not* Do:**

To be effective, board members must know the limits of their roles. In large communities, trying to manage every detail leads to burnout and liability.

- **Do Not Perform Day-to-Day Management:** The board does not collect assessments themselves, send violation notices, or hire vendors on their own. They hire a professional management team to handle these tasks.
- **Do Not Act Independently:** An individual director has no power. Authority only exists when the board votes collectively in a properly noticed meeting.
- **Do Not Manage Private Individual Property:** The board is not responsible for repairing homeowner roofs, siding, or landscaping.
- **Do Not Function as Police or Security:** While they can contract security vendors, the board is not a law enforcement agency and cannot guarantee safety or prevent criminal activity.
- **Do Not Enter Homes/Properties Without Notice:** The board cannot enter a private home or property without a clear emergency (e.g., a massive water leak) or advance notice, as defined in the governing documents

In summary, a board in a Large-Scale Community operates as a governing body that directs the community's vision and financial health, while professionals handle daily operations.

We are providing this information to help you, our owners, understand the role of the LBTS Board so you can make a well-informed decision when you vote in this year's election.

**Election Update-** we receive periodic updates on the percentage of owners that have voted electronically. We are sent this data so we can monitor our Quorum status. We need to have a

Quorum of owners vote/submit proxies to hold a valid meeting and election. Our Quorum requirement is 51%+.

As of this past Wednesday, 29.52% of LBTS votes have been cast. FYI – while we receive updates on the % of votes cast, we do not receive information on the election results. Once the polls are closed, we will be provided with the final elections results, which will be announced at the Annual Meeting.

Sincerely,  
Alan Dubroff, COO

## **Maintenance News & Project Updates:**

Each day, your LBTS Management Team coordinates and performs many small & large repairs across both campuses. However, when larger projects may impact owners/guests, we will provide details regarding those projects so you can plan accordingly. Thank you for your understanding and patience as we work to maintain and improve your community.

### **Litchfield-By-The-Sea**

- **Deck Repairs Completed**  
A section of the Beach Club deck that had developed a soft spot has been repaired. Addressing this promptly helps prevent further structural deterioration and ensures the safety of residents and visitors using the space.
- **Furniture Repairs**  
Two rocking chairs and additional standard seating have been repaired. Maintaining outdoor furniture extends its lifespan, ensures usability, and keeps the Beach Club looking well-maintained and inviting.
- **Irrigation System Repairs**  
Two significant water leaks were identified in the main irrigation system:
  - The first leak, located in front of the main guard house, was caused by a rupture at a coupling and has been successfully repaired.
  - The second leak, located near the stop sign at McKissick Drive, is currently in the process of being repaired.  
Addressing these issues helps prevent water waste, protect landscaping, and ensures the irrigation system operates efficiently.
- **Guard House Lighting Upgrades**  
Replacement foundation lights (four total) for the main guard house have been ordered. Updated lighting will improve nighttime visibility, safety, and the overall appearance of the entrance.
- **Fountain Maintenance and Repairs**
  - The main guard house fountain has been drained, thoroughly cleaned, and refilled to maintain proper function and appearance.

- The roundabout fountain near the tennis courts has also been drained, cleaned, and refilled. Additional components, including fountain nozzles and two filter baskets, are currently being ordered to ensure optimal operation.
- The roundabout fountain near Bridgewater has been drained and is in the process of being cleaned as part of routine maintenance.

Regular fountain maintenance helps preserve equipment, maintain water quality, and enhance the visual appeal of these key community features.

### River Club

- **Pool Filtration Improvements**

Two additional sand filters have been replaced as part of the ongoing pool maintenance program. Sand filters play a critical role in maintaining water clarity and sanitation by trapping debris and contaminants. Replacing aging filters improves overall water quality, circulation efficiency, and ensures the pool continues to meet health and safety standards.

- **Depth Marker Replacement Project**

We are currently in the process of replacing all pool depth indicators. These markers are essential for both safety and compliance, clearly identifying water depths (e.g., 3 ft, 4 ft, 5 ft, 9 ft) and reinforcing “No Diving” areas. The updated markers will be more visible, durable, and easier to read, enhancing swimmer awareness and reducing risks of liability.

- **Community Signage Enhancements**

Maintenance staff continue to work on updating and improving signage throughout the community, including areas such as Tall Pines, Magnolia Run, and Emerald Green. These improvements are focused on consistency, visibility, and overall aesthetic appeal, helping with wayfinding while maintaining the community’s visual standards.

- **River Club Guard House Information Sign**

Work is underway on a new or updated informational sign at the River Club Guard House. This sign is intended to provide clear directions, rules, and important notices to residents and guests, improving communication and overall traffic flow in the area.

## Landscaping News and Updates

The following landscape maintenance update is provided by our Landscape Maintenance Partner, United Land Services, to ensure we meet the needs of the community and address any issues caused by weather, pests/bugs, accidents, etc.

*LBTB Common Area Landscape Maintenance*

### Turf Grass Mowing and Ponds

- Completed all mowing and weed eating on both campuses this week.
- Mowing will continue daily on both properties (LBTS & River Club).

### Ornamental Detailing

- Trimmed the shrubs throughout LBTS and along Retreat Beach Circle
- Detailing around Beach Club house.
- Removal of vines and volunteer weeds will continue as needed
- Pine straw and mulch will be installed within the next two weeks

### Fertilization, Weed Control & Pest Services

- Weed control treatments were completed throughout LBTS and River Club, including all areas around the Beach Clubhouse and the back deck.

### Irrigation Inspections & Maintenance

- System will be routinely inspected for operational efficiency and condition.
- Visual inspection will include controller and electronic components, spray and rotor heads and shrub risers.
- Minor adjustments for efficiency will be made during inspection.
- Repairs for malfunctioning, broken or worn-out components (heads, line breaks, controllers and electronics, pumps, etc.) will be done after client approval.
- Adjusted the clocks around the Beach Club house where the flowers are for better coverage

## **On the Security Scene**

### **Location, Location, Location**

I was asked by Osprey Watch to include a reminder about use of common property and amenities. Location, location, location isn't just a term used in the Real Estate industry. It also conveys to trespassing. Most of the time, people are not aware they are trespassing. They simply do not know their exact location and who owns the property they are on. Please, be mindful that all the sub-association properties are controlled by individual associations and their common property is limited to their specific residents and guests. Anyone not legally authorized to be on that particular property is committing a crime – trespassing. Please, be mindful and respectful of everyone's property.

Another issue is our porous perimeter. Our Officers are instructed to engage with pedestrians and verify their name or address at the Main, South, and River Club gates (when staffed). Please, remain polite and even pro-active offering Officers this information. Guests should readily identify their name and address they are visiting. We have ordered signs to be installed adjacent to pedestrian paths leading into the community, as well as a few No Trespassing signs

for specific perimeter areas. Hopefully, these actions will mitigate the pedestrian trespassing issue.

### **Account Status & Barcode Access**

A quick heads-up: resident vehicle barcodes linked to accounts that are 90+ days past due will be de-activated. If your barcode is de-activated, you'll be processed through the guest lane—or after hours at River Club, via the callbox—until your account is brought current. Thank you for taking care of your account status so we can keep access quick and seamless for everyone.

### **Request for Proposal – Access Management Software**

LBTS staff issued a Request for Proposal (RFP) to four leading software vendors for a next-generation visitor management solution, including the ability to issue vendor access credentials and charge vendors for entry into the community. The system is expected to help Officers process guest access more efficiently and move vehicles through the gates more quickly.

As we evaluate the proposals, we will also be reviewing how to reduce the number and verify the validity of the 20,000+ barcodes currently in our system. If you have sold a vehicle in the last year (or really anytime) and didn't let us know, please take a moment look at your account in the GateHouse web portal. If the list is not up to date, please let us know.

### **Cinco De Mayo**

Please, take extra caution while traveling during the Cinco De Mayo holiday on Tuesday. Be extra mindful of pedestrian and golf cart traffic and remember to drink responsibly.

## **LBTS Social Events, Activities, & Community Outreach**

05/7/2026- **Yoga**- 9:30AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

05/7/2026- **Chair Yoga**- 11:00AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

Reminder: No Tai Chi This Week

## **FUN Events Happening Around Town**

### **Pawleys Island Old Town Hall Spring Art Show May 5<sup>th</sup>**

The Pawleys Island Old Town Hall Spring Art Show is a charming local event that shows the creativity and coastal spirit of the community. Held at the historic Pawleys Island Old Town Hall, the show features a variety of works by regional artists, including paintings, photography, pottery, and handcrafted pieces inspired by Lowcountry. Visitors can browse and purchase

unique artwork, meet the artists, and enjoy a relaxed, welcoming atmosphere that reflects the laid-back character of Pawleys Island. It's a perfect way to support local talent while experiencing the artistic side of the area.

**Location:** Pawleys Island Old Town Hall, 321 Myrtle Avenue, Pawleys Island SC, 29585

**2026 PIFMA Spring Gala** May 3<sup>RD</sup>

Experience an unforgettable evening of elegance, incredible dining, musical inspiration, and a shared commitment to making a difference in our community. Proceeds benefit the Pawley's Island Festival of Music & Art's performance schedule, music education and outreach programs. Tickets are \$200 per person. RVSP to 843-626-8911 to purchase tickets. Join us for an evening that celebrates creativity, connection, and the joy of giving back.

**Location:** 1930 Governors Landing, Murrells Inlet, SC 29576