

**Litchfield by the Sea Community
Association, Inc.
QUARTERLY MEETING OF THE BOARD OF DIRECTORS
Thursday, March 17, 2022.**

Pursuant to call, the Meeting of the Board of Directors of Litchfield by the Sea Community Association, Inc. was held on Thursday, March 17th, 2022, 2:00 p.m. at the Beach House @ LBTS, located in Pawley's Island, South Carolina.

BOARD MEMBERS

Bob Postiglione, President
Dr. Vic Figlar, Vice-President
Scott Manhoff, Secretary
Dr. Carroll Player, Treasurer
Bruce Allan, Director
Bob Gilman, Director
Wayne Flowers, Director-Absent
Larry Ferguson, Director-participated virtually
Royce King, Director – Absent

VISITORS

Stella Mercado- Georgetown County Council Candidate
Clint Elliott- Georgetown County Council Candidate

WACCAMAW MANAGEMENT

Lisa Hergenrother, Community Association Manager
Amanda Karchner, Community Specialist

CALL TO ORDER

Mr. Postiglione called the meeting to order at 2:00 p.m. and a quorum was established.

GEORGETOWN COUNTY COUNCIL CANDIDATES

Stella Mercado lives in the Reserve. She is a 20 year resident of Georgetown County and the mother of two children. Ms. Mercado stated that she wants to develop the area for her children. She would like to see the area grow and be a place where her children can return after college to live and work. Ms. Mercado would love to see a beach tent ordinance in Georgetown County. She stated there is a bill to increase the police on the beach and it will cost approximately \$5.00 a year per home to fund extra police beach control.

Clint Elliott stated he was born in Georgetown County in a small town between Georgetown and Conway. His family still lives in the area. He has BS in microbiology and works for Grand Strand Water and Sewer. He would like to increase Police and Fire services which are imperative for our fast growing area.

SECURITY COMMITTEE REPORT

Bob Gilman gave the Security report the Board. The “resort fee” charged to renters has been postponed for now due to the need of finalizing the details enforcing the program. The reasons for implementing the Guest Pass are simple. The LBTS monthly assessments are capped at 6% and the annual Special Assessment is capped at 10%. LBTS is a community with aging infrastructure that will need repairs. Owners would like to see increased security. However LBTS does not raise enough annual revenue to maintain all the common grounds and hire more security. The board is looking at alternate ways to generate revenue.

BEACH TENTS

Bob Gilman reported there was a meeting with the tent companies to discuss areas of concern from both sides. This was very productive and positive meeting. A set of guidelines were established and agreed upon:

1. All company drivers and vehicles must be identified (signs on vehicles or official dashboard sign and drivers should have t-shirts or other identification)
2. Installation allowed outside of area defined as 60’ north of LBTS North Crossover and 60’ south of LBTS South Crossover. No installation allowed inside this restricted area.
3. Installation/set-up after 7:00AM and Tear Down by 6:00PM weather permitting. No equipment can be left on beach overnight.
4. Equipment drop off at LBTS Beach House circle, with 10-minute load and unload rules. Unload equipment and move vehicle to main parking lot during actual installation of equipment.
5. Access to LBTS property thru Main Security Gate. All drivers must check in with LBTS security guards before proceeding
6. Access to actual beach area thru each individual beachside community. All others thru LBTS beach house deck area, observing the 10-minute load and unload rules.

NO TRESPASSING SIGNS

Bob Gilman reported the new “NO TRESPASSING” signs will be installed and they will be at every point of access. The Mingo HOA’s have been notified that their communities are not members of LBTS. Walkers and bikers will be stopped at the gate and asked where they live so LBTS owners should not be

upset with the guards for doing this. A wire fence and bollards have been installed by the front gate in the tree line so that golf carts and bikes cannot get inside the campus. There is a golf cart path for maintenance near Summerhouse and the locks have been changed and strict rules have been established with maintenance crews ensuring the gate remains closed and locked at all times. The shuttle will now require a key card and a pass to ride. There will be new signage installed on the shuttle to reflect the new rules.

Q: Will the Willbrook sign be fixed?

A: It will be repaired. The project started small and has become more extensive. At this time the Willbrook Road Maintenance District Board is working to obtain an estimate to repair the main structure and the smaller signs are being repainted.

Q: Can Litchfield Country Club and True Blue use LBTS?

A: NO, but they can use the Litchfield Beach and Golf amenities outside the gate.

Q: Will LBTS be enforcing towing?

A: Yes, a towing company has been hired and signs will go in shortly. LBTS guards will try to find the owner of the car or golf cart prior to calling the towing company and if they cannot be located, then the vehicle will be towed.

Q: Why doesn't LBTS charge the tent companies to come in the gate?

A: They are providing services to LBTS members.

Q: How much money would the guest pass generate?

A: Not sure since the system is so untested, the board needs more data before an answer can be provided.

COMMUNICATION COMMITTEE REPORT

Scott Manhoff gave the Communications Committee report for Larry Ferguson - The LBTS website has been updated. The Beach Cams were installed and have been a success. There is one camera is pointed in the direction of the shower- and the Board has approved to have a privacy fence installed at that location. The beach cameras are not "security" cameras. The cameras were installed for homeowners to be able to view the beach and the tides year around and to check the weather and crowd conditions before heading to the Beach House deck.

BEACH HOUSE

Scott Manhoff reported to the Board that with the help of George Leyendecker and Vince Franco, stronger Wi-Fi equipment has been installed that will allow the LBTS meetings to be live streamed.

The left side Beach House deck has been replaced and that portion of the project is complete. The board has asked for an estimate to replace the top rails and the handrails since they are also showing their age.

Amanda Karchner reported the Beach House is being utilized by the members for various types of events throughout 2022. Currently there are thirty-one booked reservations. Anyone that would like to reserve the facility would contact Mrs. Karchner at amandak@waccamawmanagement.com

RIVER CLUB CABLE/INTERNET VOTE

The LBTS Board of Directors has requested that all members vote in favor of the River Club Cable/Internet initiative. This does not cost the association or members of the association anything. The residents of River Club would like to have the same bulk cable and internet package as their neighboring communities. Please vote for this when the time comes. There will be several ways to cast your vote. There will be a paper ballot that can be emailed, mailed or faxed to Waccamaw Management and there will be electronic voting as well. More information can be found in the annual meeting packet which will be mailed in early May.

LANDSCAPING REPORT

Vic Figlar gave the landscaping report to the Board. He stated that the landscaping around the beach house is complete. There is a huge holly bush at the south gate that needs to be removed or pruned. Dr. Figlar reported that turning left into Osprey Watch there is landscaping that needs to be trimmed back. The Crepe Myrtles will be trimmed back again to open up the view of the marsh from Osprey Watch.

Last year, the committee removed the Saw palmettos from various parts of the property. The committee and Starwood will review the landscaping that is now 14 years old and overgrown.

Dr. Figlar stated that the area he calls the “Bridgewater Circle” needs new sod where the Live Oaks were planted. There were palm trees planted near the Live Oaks and the Palms are suffering.

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FINANCIAL REPORT

Dr. Carroll Player gave the financial report, Year-End 2021. He stated that Total assets are 596, 514- liability 1.8 million in Reserves- less than the Reserve Study calls for.

Q: How much should there be in Reserves?

A: Dr. Player stated that LBTS needs about twice as much.

Q: Why is the Coke machine still here? How much money did it make?

A: Lisa Hergenrother stated, less than \$200- Bob Postiglione stated there are roughly 2800 owners, some want the vending machine and some do not. The board makes a ton of decisions and the machine will stay.

Liens are in place on: Have Elizabeth contact with the people in Lien status. Pull statements on these folks. There needs to be some write off the uncollectible debt.- Waive late fees and collection fees-

Upon a Motion from Mr. Gilman, seconded by Dr. Figlar and approved with no objections, it was:

MOVED: To write off bad/uncollectable debt.

Upon a Motion from Mr. Ferguson, seconded by Mr. Gilman and approved with no objections, it was:

MOVED: To give Waccamaw Management staff discretion to waive late and collection fees up to \$500.00.

NEW BUSINESS

Bob Postiglione stated that ARB needs three volunteers for the committee. He will be especially interested in speaking with someone with a construction background.

APPROVAL OF MINUTES

Upon a Motion from Dr. Player, seconded by Mr. Manhoff and approved with no objections, it was:

MOVED: Minutes from the October 7th, 2021 Board Meeting Minutes be approved with revisions.

OWNER Q&A

Q: An owner suggested that a lap lane be available for the River Club pool.

A: This is something that can be explored.

Q: Can Public Beach Access be installed on Hwy 17?

A: Georgetown County and the SC DOT is in charge of this signage

Q: Where are the Pet Waste bins that used to be near the beach access ramps?

A: They will be reinstalled

Q: What is the status of the River Club roads?

A: Bob Gilman responded. At the end of the third quarter, the proposals will be sent out. The preliminary scope of work has been established and the tree removal will take place first. The project will be done in two phases and Club Circle will be done in 2023 and the interior roads will be done on 2024.

ADJOURNMENT

With no further business to come before the Board, and upon a Motion made by Dr. Figlar, seconded by Mr. Allan and approved with no objections, the meeting was adjourned at 3:42 p.m.

Bob Postiglione, President

Scott Manhoff, Secretary