

**Litchfield by the Sea Community
Association, Inc.
QUARTERLY MEETING OF THE BOARD OF DIRECTORS
Friday, February 7, 2020, 2:00 p.m.**

Pursuant to call, the Meeting of the Board of Directors of Litchfield by the Sea Community Association, Inc. was held on Friday, October 18, 2019, 2:00 p.m. at the Litchfield by the Sea Beach House, located in Pawleys Island, South Carolina.

BOARD MEMBERS

Bob Postiglione, President
Dr. Vic Figlar, Vice-President
Dr. Carroll Player, Treasurer
Daisy Davis, Secretary – Absent
Tom Leis, Director
Royce King, Director - Absent
Virginia Paccadolmi, Director
Scott Manhoff, Director
Wayne Flowers, Director

WACCAMAW MANAGEMENT

Lisa Hergenrother, Community Association Manager
Kailey Mann, Community Specialist

CALL TO ORDER and COMMENTS

Mr. Postiglione called the meeting to order at 2:02 p.m. and a quorum was established. Mrs. Hergenrother reported on capital projects. The 2019 special assessment brought in \$248,617.00. These funds contributed to projects including road sealing, repairing pond erosion at the south gate entrance, the purchase of new beach house furniture, sink hole repair in River Club, and many more. The 2020 Special assessment projects include road sealing on Beach House Circle and the waking paths, storm drain repairs, replacing sand fencing in front of the Beach House, replacing the River Club pool fence, walkway lighting from the Beach House to the parking lot, and more.

Mrs. Hergenrother reported that Waccamaw Management was purchased by Associa and the current owner platform will be changing to TownSq. TownSq is primarily a communications tool that has several functions and allows owners to submit maintenance requests, check their account balance, make payments, and much

more. E-mail blasts will now be sent through TownSq as well. Homeowners will receive an e-mail invitation in the next week to sign up.

BOARD MEMBER RESIGNATION

The Board accepted the resignation of Daisy Davis effective today. The Board has appointed John Bartha to complete the unexpired term.

FINANCIAL REPORTS

Mrs. Hergenrother reviewed the November 2019 financial and variance reports. Assets total \$395,096.48 with liabilities of \$317,096.63 and Reserve Funds of \$806,511.11.

OWNERS QUESTIONS AND ANSWERS

Q – Tom Orszulak from Oystercatcher Island raised a concern about the raised crosswalk in front of his condo. When trucks speed over the crosswalk, the entire unit shakes. Mr. Orszulak would like a speed bump installed.

A – Mr. Figlar said that the area Mr. Orszulak is describing is not an area where speed is an issue as the road is not a straight-a-way.

A – Mr. Postiglione said he would go to Mr. Orszulak’s condo to experience the shaking of the unit.

Q – Diane Stern from River Club asked if there are measures being taken to eliminate the echo in the Beach House.

A - Mr. Postiglione said the Board is exploring options to eliminate the echo.

Q – Katherine Neal from Charlestowne Grant suggested installing flashing lights at the crosswalks. She said it may not reduce speeding in the community but it would alert drivers when pedestrians are crossing the street.

A - Mr. Postiglione said the Board will explore options.

Q - Debra Brazee from Charlestowne Grant presented a letter to the Board proposing installing an automatic arm at the entrance to Charlestowne Grant to cut down on the flow of traffic. The automatic arm would not require a barcode or password and would open when a vehicle was sensed.

A – Mr. Postiglione said the Board would review the letter and give their decision at the April Board meeting.

Q - Debra Brazee from Charlestowne Grant said to Vic Figlar that Midway Fire Department reported that the fire hydrant on South Dunes Drive is covered by overgrowth that Starwood has not cut back.

Q – Allyson Davis from Reserve Club Villas asked when phase II of the road sealing project will be completed.

A – Mrs. Hergenrother said the road sealing would be completed before Easter.

Q – Gerry Vargo from River Club

A - Mr. Figlar asked that Debra Brazee present the specs of the automatic gate and the definition of what constitutes as a gate.

Q – Gerry Vargo from River Club asked how much money was brought in from the 2019 special assessment and how much of that money was spent. How much income is projected for the 2020 special assessment?

A - Mrs. Hergenrother said the 2019 special assessment brought in \$248,617. The amount spent on capital projects for 2019 was \$261,531. The 2020 special assessment will bring in \$252,600.

Q – Sharon McCullough from River Club asked what the result of the bulk program vote was.

A - Mrs. Hergenrother said the vote did not pass.

Q – Debra Brazee from Charlestowne Grant asked if anyone had considered bringing in food trucks for the summer.

A - Mr. Postiglione said the Board is exploring options.

A – Mr. Leis said there is a soda machine being put in.

Q – Mike Burgess from River Club asked why a security report was not given. He stated there have been unauthorized people coming into the community.

A - Mr. Leis said there has been a security report given at every meeting except for this one because there was nothing to report on. There will be a guard hired during the summer months to verify people walking into the community.

Q – Bob Gilman from River Club said that people are abusing 30 day passes.

A - Mrs. Hergenrother and Mr. Leis said they will run monthly reports and follow up with people who are abusing passes.

NEW BUSINESS

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

MOVED: Minutes from October 18, 2019 Board Meeting be approved as presented.

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

MOVED: To approve up to \$20,000 for S&ME, Inc to assess the roads in River Club.

Upon a Motion from Mr. Player, seconded by Mrs. Paccadolmi, and approved with no objections, it was;

MOVED: To approve the installment of approximately 300 feet of sand fencing in front of the Beach House for \$4,600.00.

MOVED: To approve the replacement of failed bulkhead in The Rookery and the building and installing of a new boat slip in Osprey Watch for \$11,940.00.

ADJOURNMENT

Upon a Motion from Mr. Leis, seconded by Mrs. Paccadolmi, all agreed and the meeting was adjourned at 3:05 pm.

Bob Postiglione, President

Daisy Davis, Secretary