

UNAPPROVED MINUTES OF THE MARCH 3, 2011 MEETING

Board members present

Bryan Weatherford

Leonard Lundquist

John Stahl

Chris Fredericks

Property manager present

Tim Goodwin

Home Owners in Attendance

Stephen West 1607

Hank Walker 1655

Lora Able and Richard Murdoch 1607

Others in Attendance

Sam Schirmer (Insurance Agent)

Sean O'Connor (Regime's Attorney)

ITEMS OF BUSINESS

1. The minutes from the December 4, 2010 annual meeting were approved as distributed.
2. President's report
 - A. an update was provided on the status of the legal suit and counter suit involving the owner of 1641 was provided. In summary, the Regime's attorney reported that the suit should be settled shortly. No specific date was given by the attorney.
 - b. As a matter of record, it was reported that on Feb 7, Mr. Victor Apat (owner of 1618) was notified in writing of a number of violations, which included parking and various items stored on the outside of the unit. Notice of the fines that would be assessed was also provided should a second violation occur.
 - c. A request for a permit to have a live oak behind unit 1611 pruned was rejected by the City of Folly Beach (Note subsequent to this action, the Regime was notified that the oak may be pruned if the city received a written letter of approval, which was subsequently sent by the Board.)

- d. The Board approved expenditures for stamps and printing costs, associated with correspondence being sent out by the President of the HPR.
- 3. Treasurers report
 - Pending
- 4. Old Business
 - a. None
- 5. New Business
 - a. Flood Insurance update:

The flood insurance for the property is expected to increase. To limit the cost, the Board had a contractor (CDI Homes LLC) review the property. They recommended the installation of 9 hydrostatic vents for the club house and two for each bottom (garage) closet of each unit. Because of the inconsistency in information being received, the Board will contact FEMA directly to get approval for the installation of the vents before proceeding.

The discussion then shifted to the possibility of getting the flood zone for The island changed to reduce insurance costs further. The Board will pursue this objective.

- b. An update on the Transition Document was provided:

The following action plan was approved:

 - i. The two developers will review the draft and make changes where they perceive there is a need.
 - ii. The Regime's attorney will review the changes and will make a recommendation to the Board.
 - iii. If all changes by the developer are approved by the Board, the document will be sent out to all home owners to provide them with an opportunity for input.
 - iv. As soon as possible thereafter, the document will be submitted to the RMC.
 - c. Proposed Amendment to the Master Deed

A motion to approve an amendment to the Master Deed was tabled until it could be reviewed by legal counsel and our insurance agent could gather more information. The intent of the amendment is to allow the regime to cancel an owner's insurance if the owner falls behind in regime payments.

- d. Hiring of an attorney to get the property's flood zoning changed from a V to an A or AE.
The Board agreed to pursue this action if necessary.
- e. Guest parking
A motion to put up a rope fence to keep people parking in guest parking from pushing through the shrubbery and walking the grass was proposed.
Motion defeated.
- f. Motion to amend the master deed to allow trash cans behind stairs.
After discussion, no action taken
- g. The owner of units 1616, 1618, and 1625 is behind on regime payments.
After discussion, it was agreed that the Treasurer will contact the owner by phone before sending out a formal letter, or initiating legal proceedings as provided in the Master Deed.
- h. The "Rules and Regulations for Renters" as required by the City of Folly Beach were presented. Specifically, the requirement that NO OPEN BURN BARRELS are allowed was cited since open fires are illegal and Last year, a party being held at the Walker Pavilion had a number of open burn barrels.

With no further business, the meeting adjourned.