

SECRETARY'S REPORT

March 18, 2025

The WPA office has maintained business as usual despite the accident damage. Thanks for your patience while waiting for repairs. The electronic sign has suffered another failure. Thanks to Cindy Fry, Communications Chair for posting the signs announcing tonight's Board meeting. Thanks to Georganne Ridgill and the rest of the Communication's Committee for a fun filled Easter Egg Hunt on Saturday. A good time was had by all.

I would like to remind all committee chairs and Board Members that we are working on improving minute accuracy and more closely follow Robert's Rules of Order. Written reports will be attached to the meeting minutes. The Board Meeting Minutes will not include verbal comments.

Update on Building restoration:

Motion to pay Costal Comfort \$5904.75 for A/C replacement. Funding from Insurance account.

Motion to approve AA Low Country \$8830.00 for brick and building repair. Funding from Insurance account.

End of Report

COMPLIANCE COMMITTEE

March 18, 2025

The Compliance Committee continues to make progress with reported infractions. We have contacted our attorney to assist us in communicating with unresponsive residents.

The committee continues to update the current policy manual, but is recommending that the Board, Chairs, and residents use the online Policy Manual as the most accurate source of policy information. The current procedure is not effective.

Compliance con't.

I move to change the current Board Policy by eliminating the current Policy Book and replace it with the Online version located on our Website.

End of report.

PLANT, PROPERTY AND EQUIPMENT COMMITTEE

April 15, 2025

PP&E had its first committee meeting on March 26. The committee requests Board approval for the following list of Ground's responsibilities be assigned to PP&E:

WPA Office: Power wash, Gutter Cleaning, Filters, Annual A/C service, Pest Control (termite), Security System, E-sign, Lighting (inside and outside), Cleaning,

Irrigation: Maintenance, winterizing/commissioning,

Pond Fountain:

Gatehouse: American Flag, Toilet(indoor Plumbing), Gutters, Power wash, Down spouts, Spectrum Drop, E-sign, Brick repair

Marina Gate House: Security System, Spectrum Drop, Marina Gate (solution)

Hurricane Clean Up

If the Board approves assigning this list to PP&E, we will create a maintenance calendar, assign and train members to properly care for these items.

I move that the Board assign these items to PP&E. These changes will begin the required Compliance and Legal policy change authorization followed by Board approval.

PP&E recommends reassigning the following Ground's Responsibilities:

I move that:

Mowing empty lots: Assign to Landscape

Pets and Animals: Assign to Compliance

These changes will also require additional Board Policy changes.

PP&E con't

Needing Immediate Action:

Security Camera repair: License Plate reader is intermittently working. The Gatehouse camera system needs to be adjusted following the accident. In addition, the committee recommends we have two of our free Spectrum internet drops installed in both Gate Houses to allow the entire security system to be monitored in the WPA office.

Irrigation repair: The system has broken pipes and zone valve failure and cannot be used at this time. Jennifer has worked very hard and secured an estimate to repair these problems.

I move the Angel Oak estimate be accepted and commence restoring our watering system with funding from The Landscape Reserves.

E-sign replacement: The sign currently will not turn on and appears to have internal electrical issues. Bryan has investigated and found the power source has failed.

I move we replace the sign using the Building Reserve Fund not to exceed ____.

Gate House Downspout strap: A car had hit the downspout. Marge Miller supplied the damaged parts at no cost to the WPA and I fastened them to the building.

End of Report.