

WPA Meeting Minutes
October 21, 2025

Call to Order: Marilyn Weitz, President @7:05PM.

In Attendance: Marilyn Weitz, Russ Cocain, Jonathan Rutstein, Stan Earnhart, Adam Hall, Joe Myers, Bryan Lawrimore, Michael Downs, Blaine Beadle.

Absent: None.

Quorum: Yes.

Minutes: September 16th and October 9th minutes tabled pending revisions.

Reports----

President Marilyn Weitz, report attached.

VP Russ Cocain, no report.

Secretary Stan Earnhart, report attached. Motion to hire Bobby's Tech Services, LLC to create and manage WPA email server. Bryan Lawrimore motions to table pending further review and more quotes, Joe Myers seconds, discussion. Motion to table pending review with Bryan Lawrimore, Blaine Beadle and Adam Hall. Vote 7/2, motion tabled.

Treasurer Jonathan Rutstein, Budget handout w/graphs attached, Motion to invest in 1-year CD, discussion, seconded, all in favor, motion carried.

Cindy Fry, Communications and Welcoming chair, reports read. Bryan Lawrimore motions to assign Xmas setup to communications committee. Discussion, motion retracted. Mike Downes motions to move remaining Welcome budget to Communications for Xmas expenses, seconded, discussion, all in favor, motion carried.

Inge Ebert, Condo Liaison, report read.

Adam Hall, Drainage chair, report read.

Jonathan Rutstein, Finance chair, Spectrum updates attached.

Jennifer Lawrimore, Landscape chair, report read by Marilyn Weitz, attached.

Jonathan Rutstein, Legal chair, report read.

Stan Earnhart, PPE Chair, report attached.

Gary Dreher, Roads chair reports paving to begin Thursday October 23rd. Motion to approve payment of \$6,180.00 to Coastal Asphalt for additional paving and repairs. No discussion, all in favor, motion carried.

Chris Carroll & Adam Andersen, Water Amenities co-chairs not present, report read and attached.

Unfinished Business: Second reading of Landscape Policy tabled, Second reading of PPE policy tabled, Second reading of Office Administrator Job Description accepted, seconded, all in Favor.

New Business: Letter to 'The Arbors', motion for board to accept as written and approve sending, seconded, discussion, all in favor, motion carried.

Stan Earnhart motions to move next meeting to Winyah Auditorium for annual meeting. Seconded, no discussion, all in favor, motion carried.

Bryan Lawrimore motions to survey WPA owned lot adjacent to Lots 81 & 82. Michael Downes seconds, discussion, Adam Hall motions to table, Bryan Lawrimore seconds, all in favor. Motion tabled.

Next WPA meeting: Annual Meeting November 15th, to be held at Winyah Auditorium.

Meeting adjourned at 9:00PM.

Attached Reports

[October 21 2025 agenda](#)

[President's report](#)

[Secretary's Report](#)

Treasurer's Reports

- [Spectrum Budget](#)
- [SPECTRUM PROFIT & LOSS](#)
- [WPA 2026 BUDGET](#)
- [WPA MONTHLY ACCT REPORT](#)

Committee Reports

[Drainage Report](#)

[Landscape report](#)

[PPE Report](#)

[Water Amenities Report](#)

[2nd read Section 7](#)

[2nd read section 18](#)

[Office Admin job description](#)