

**GRAND PAVILION  
BOARD OF DIRECTOR'S MEETING  
MONDAY, December 6, 2010  
6:15 P.M.  
BOARDWALK INN BOARD ROOM  
WILD DUNES  
ISLE OF PALMS, SC**

**A G E N D A**

- 1. Call to Order**
- 2. Approval of Board Minutes – September 20, 2010**
- 3. Financial Update**
  - A. Financial Report October 31, 2010**
  - B. Delinquent Update**
  - C. 2011 Budget**
- 4. Old Business**
  - A. Property Inspections and Violations**
- 5. New Business**
  - A. Steel post columns on (11) Boardwalk Homes**
  - B. GPPOA/WDCA Arc**
  - C. GPPOA Website Renewal**
  - D. GP Mailbox Repairs**
  - E. Livability Noise Issues**
- 6. Next Board Meeting**
- 7. Adjournment**

**Grand Pavilion Board of Directors Meeting  
September 20, 2010  
6:15 P.M.  
Boardwalk Inn Board Room  
Wild Dunes  
Isle of Palms, SC**

**MINUTES**

A duly called meeting of the Grand Pavilion Board of Directors was held on Monday, September 20, 2010 at 6:15pm at the Boardwalk Inn Board Room, Wild Dunes, Isle of Palms, SC. The meeting was called to order by Regime President Mrs. Darlene Wigley.

The presence of the following Board Members constituted a quorum for conducting business: Mrs. Darlene Wigley, Mr. Niel Crocker, Ms. Deborah Johnson, and Mr. Brad Harvey. Also in attendance were Ms. Teresa Rauth, the management agent for Ravenel Associates and Mrs. Karen Martin, regime manager with Ravenel Associates on John's Island.

Mr. Crocker made a motion to accept the July 26, 2010 Minutes as written. The motion was seconded by Mrs. Wigley and carried by unanimous vote.

Mrs. Johnson reviewed the month ended July 31, 2010 financial report with the members of the Board. It was suggested that the financials be emailed to each Board Member to bring to meetings to reduce the cost of printing.

The palm tree trimming was discussed next. Approximately eighty palms were trimmed to remove the dead fronds. The locations of the trees vary from being near the boardwalk, between homes and in the yards of homes. With no further discussion, the Report of the Treasurer was approved as presented.

The Board reviewed the receivables next. Ms. Johnson reviewed an email from Pritchard & Elliott which referred to a foreclosure credit of \$1,600.37 on #32 Grand Pavilion. Ms. Rauth was asked to contact the attorney and find out about this credit. #121 Grand Pavilion was discussed and Ms. Rauth reported that it was foreclosed on April, 10 and written off.

Mr. Crocker made a motion to adopt a legal procedure of turning accounts in excess of \$500.00 over to the attorney for Small Claims. The motion was seconded by Ms. Johnson and carried by acclamation.

A discussion regarding what to do about the delinquent accounts that can not be collected ensued. A recommendation was made to obtain advice on foreclosures and bankruptcies.

Under Old Business, the Board reviewed recently obtained interest rates from three banks. The CD at National Bank of South Carolina is set to expire in September and the Board would like to reinvest in a bank offering the highest rate of return. One from Atlantic Bank, SCB&T, and Carolina First Bank. Mr. Crocker asked Ms. Rauth to see if Atlantic Bank will match the current interest rate. Mrs. Wigley made a motion to invest the CD in the bank giving the best rate of return during the ten day renewal period. Mr. Crocker seconded and the motion carried.

Ms. Rauth noted that all of the Board Members have been added to the call list and are now approved callers with Safari Towing Company.

The Board discussed property inspections and violations next. Mr. Crocker suggested that once owners or tenants receive a first notice for landscaping violations, they should have only fourteen days to correct the violation. If not corrected, Ms. Rauth will notify the landscapers to perform the needed work and we will bill the property owner.

Mr. Crocker stated that violation items such as painting would need more time to complete. It was suggested that many owners wait until rental season is over to paint.

The Board discussed the improper parking of golf carts in the circles and on the sidewalks. Different areas were discussed for parking and Mr. Harvey stated that he would continue to look for alternatives.

A suggestion was made to add a bike rack to block the golf carts and create needed bike parking. Mr. Harvey stated that he thought he could get one. Mrs. Wigley thanked Mr. Harvey for his help with so many of the Wild Dunes issues.

Next, a suggestion was made to add verbiage to the guests parking passes that read, "Do not park in Grand Pavilion" or "Valet Parking Available".

Security was discussed and it was noted that the extra presence was helpful during June and July.

Mrs. Wigley asked Ms. Rauth to get two more quotes on signs, etc., but to table it for discussion at the March 2011 meeting. All agreed.

Mailbox repairs were discussed. Mr. Crocker asked Ms. Rauth to send letters to the owners of the mailboxes in the photo, along with the photo, and provide them with information on replacing the mailboxes in accordance with the POA's specifications. This includes the post, box and numbers.

The next Board meeting was set for Monday, December 6, 2010 at 6:15 at the Community Beach House to discuss the 2011 budget.

With no further business to be discussed, a motion was made by Ms. Johnson to adjourn the meeting. The motion was seconded by Mr. Crocker and carried by acclamation.

Respectfully submitted,

Teresa Rauth, Manager