



WEDGEFIELD PLANTATION ASSOCIATION

XXV Issue 6, October 2010

The Wedgefield Wragg is the official newsletter published for the residents of Wedgefield Plantation

## **SECRETARY'S REPORT - JASON BARRIER**

The past few months have been active ones for me and I will continue to be busy for the next few weeks. The Annual Meeting is being held November 13<sup>th</sup> at the Georgetown High School auditorium. The meeting is expected to commence at 10:00 a.m. I am hopeful that you will all attend. Please bring some form of identification with you. By now, all of you should have received your Annual meeting packets. Please review the information provided carefully. There are nine proposed changes to the By-Laws and you should be familiar with each prior to voting in order to make the best decision for yourself. Please note that in the letter from the Legal Chair, the By-Laws are listed as two through ten. In the interest of clarity on the final ballot, the number of the By-Law was changed to correspond to the By-Law change. For example, the first By-Law change was originally listed as the second item; the second By-Law was listed as number three etc. Renumbering the items will, I believe, eliminate the possibility for confusion. If you have any questions or did not receive a packet, please call or email the office.

I would like to thank Kathy Phelan for continuing to show outstanding dedication and competence in discharging her duties. Her part-time job has sometimes required her to work up to forty hours in a week and she recently came in for several hours on a Saturday to help the Election Committee complete its task.

**FROM THE TREASURER -  
ROGER ARMISTEAD**

We all have some important decisions to make this year regarding the proposed by-law changes. I would like to take this opportunity to simply give you my opinion on some of those proposed changes. I do not want to influence your decision regarding the by-laws, but simply to express my opinion from the perspective of the Treasurer's office. My purpose in doing this is to give you as much information as I can regarding decisions you will be making.

By-laws changes #1, #2, #3 and #4 are designed to do one thing and one thing only. That is to give less authority to the Board of Directors and much more authority to the property owners. If #1 through #4 are adopted, then the property owners by a majority vote at a special meeting where a quorum exists will have the control over whether our association will incur debt (#1), have their assessments increased beyond the threshold outlined (#2), spend large sums of money on a project outside the scope of the budget or reserve funds (#3), and the Board will be prohibited from taking money designated in the reserve funds for the specific purpose of maintaining the assets of our association, and utilizing that money for some other purpose

(#4). In my mind, these are necessary to maintain the financial stability of our association. Some may say that these by-laws are too binding. I would disagree in that the members of the association, not 5 individuals on the Board of Directors, should have the right to determine how their money is spent on large projects and whether they want the association to incur debt. Some may argue that the covenants allow for the Board to have sole discretion on these matters and these changes are in violation of our Covenants. On these issues, the covenants are outdated and antiquated. The association has outgrown the time when the Board of Directors was comprised primarily of the developers of the community. We are now, not a development, but a full-ledged community where the rights and wishes of the property owners should override this aspect of the covenants. Our attorney agrees with this. As a community, we should be able to incorporate by-law changes that give the voting power back to the property owners.

By-law change #5, in my opinion, is not necessary since the accounting policies and procedures already require the action proposed in this change. The term miscellaneous should not be on the approval voucher at any time, however for

small expenditures, a “miscellaneous” or “other expense” category is acceptable accounting practice. The specific purpose on the approval voucher should always be defined, but if it is a small and unusual expenditure, it is acceptable to classify that as “miscellaneous” or “other expense”.

The aspect in change #8 whereby an outside CPA firm should be utilized for performing the accounting functions is a wasteful requirement. I can tell you that the process we are using now where we have to take approval vouchers to our CPA, he records the transaction, then someone has to get the checks, have them signed and distributed is grossly inefficient not to mention very costly to our organization. It is not what I would call “best practice”. If the accounting were brought in-house, not only could we save over \$10,000 per year in accounting fees, but office management efficiency would be improved as well. The decision whether or not to utilize an outside firm at high cost to perform simple bookkeeping functions should be left to each Board of Directors. I agree with the other two aspects of this particular change, but this change, as worded, should NOT, in my opinion, be adopted. We are already performing the last two requirements of this proposed change and will continue to do so as long as I am Treasurer.

### **CANDIDATE’S NIGHT**

Thanks go to the Wedgefield Civic Group for organizing Candidate’s Night on Monday, October 18, 2010. The event was very informative for the Board candidates and the membership. The Wedgefield Civic Group is a new organization whose goal is to be a benefit to the entire community and is open to all Wedgefield Property owners. Candidates’s Night is one of their first initiatives.

Also thanks to the Wedgefield Plantation Country Club for the generous donation of the use of the Plantation House. Please thank the Marlowe family when you see them. They need to know we appreciate their participation.

All of the 2010 candidates participated in this well organized event and all had equal opportunity to speak. Each candidate was given 5 minutes for an opening statement and then took turns answering question from the approximately 100 friends and neighbors in attendance. The questions were drawn randomly by Pat Geiger, the moderator. Thanks to Mrs. Geiger for her most capable leadership.

## **WATER AMENITIES - YVETTE WIJTHOFF**

The Water Amenities Committee members are Karl Gettman, Mike Davis, Larry McMillin, Jamie Cristello, John Walton John McBride and Dave Hastings. I have had the privilege to work with these residents during the last two months when I took over the position of chairing this WPA committee. I would like to thank these committee members for being so gracious to include me into their committee because I have very little experience or knowledge to offer this group of engineers, boat captains, coast guard volunteers and all around “doers”.

During August and September we have had several meetings, mostly to discuss the safety of our waterways and some minor work to repair three falling tie-backs at the bulkhead at the landing. We ordered “NO WAKE” signs that will be installed by committee members at the mouth of both entrance canals at the Black River and two smaller signs will be placed along the inner canals.

One of the meetings was dedicated to the budget of 2011 and, more importantly, to the long-term goals for the only amenity of Wedgefield, its waterways. The 2011 budget requirements are estimated at \$10,000; \$3000 for maintaining the road to the landing, \$500 for spoil site mowing and bush hogging, and \$6500 for miscellaneous expenses such as possible repair of cracked boards on the dock and/or replacement of the fence around the electrical panel.

A request to establish a restrictive fund for future maintenance dredging of our waterways and long term capital improvement projects has been forwarded to the Treasurer. As board members and committees it is our duty to plan for the future of our plantation as is indicated in our Bylaws Article I, Section I which, in part,

reads a non-profit corporation which has been organized for ... and of conducting the affairs of the Plantation for the benefit of the property owners in a manner which will maintain the high standards of the Wedgefield Plantation Subdivision. A professional reserve study and careful planning of our finances should prepare us for future major projects.

Future maintenance dredging of the waterways can be accomplished if we start planning for it now.

The WPA permit is good until 2019. The spoil site can hold an additional 50,000 cu. yds. of dredging spoils. At the current price of \$7.00 per cu. yd. we need to reserve about \$350,000 in the next 9 years.

Based on these numbers a proposal has been presented to the Board of Directors to set aside \$39,000 annually in a “maintenance dredging” fund and accumulate these funds so that they will be available at the time of dredging.

Residents have asked that we make Wedgefield’s waterways and riverfront more accessible for the enjoyment of water related activities. To that end the water amenities committee is proposing the following projects for consideration of our residents.

1. The construction of a second dock at the lading for docking of boats.
2. The construction of a foot bridge over the small ditch, located south of the marina road, to access high land where a gazebo could be constructed for river and/or sunset gazing.
- 3 . A day dock at the end of the canal between Governor Johnston and John Green for fishing, launching a kayak or docking a boat during the day.
4. A river walk with boat slips, which can be rented out to Wedgefield’s residents, alongside our one mile of riverfront property.
5. A bird watchers station at the spoil site.

All these plans can be accomplished relatively easily, however they require that we start a restricted reserve fund toward the completion of these plans. Proposals have been forwarded to the Treasurer for inclusion in the long term budget plan.

### **WEDGEFIELD BOAT CLUB**

We have had two well-attended events since the last Wragg. On September 11, over fifty hungry members and guests enjoyed a potluck Crab Feast held at the home of Jude and Mike Davis. John Walton and Jamie Cristello steamed mountains of fresh-caught blue crabs while guests provided a great assortment of appetizers, sides and desserts to round out the menu. In honor of the anniversary of 9/11/01, we observed a moment of silence, and paid tribute with Alan Jackson's bittersweet "Where Were You When the World Stopped Turning". On October 17, nine boats with forty-eight members and guests aboard went on a "Lunch by Boat" excursion to Hannah Banana's Sunshine Cabana. The weather and sea conditions were perfect for a pleasant trip on protected rivers and creeks to this unique bar and restaurant. The owners kindly created a special "Drink of the Day" in our honor, the "Wedgfield Wedgie". The Wedgfield Boat Club exists to provide an opportunity for anyone in Wedgfield who is interested in boating and related activities to meet others with similar interest, and to encourage safe boating through education. You do not need to own a boat to become a member or participate. Our last event for 2010 will be a holiday party and planning session for the 2011 season. We expect to organize a parent/child fishing tournament, and sponsor a Coast Guard Auxiliary safe boating class in the spring. [.wedgfieldboatclub@scc.rr.com](mailto:.wedgfieldboatclub@scc.rr.com)



**WOW**

### **WOMEN OF WEDGEFIELD**

We are an organization open to all women who reside in Wedgfield Plantation. If you are new to Wedgfield, please call and come as a guest to our current affair. We'd love to welcome you. In addition, we'd like to extend an invitation al all of our women. There are new and enjoyable experiences to be had by all.

We usually meet on or around the second Wednesday of each month for lunch or dinner, social activities, informative programs and, generally a fun time! In an effort to accommodate our many and diversified schedules, the day and time for each event are varied somewhat.

Our activities in the past have included plantation tours, teas, pizza/movie parties, pot luck dinners, instruction on professional flower arranging and tours of historic sites. This November, we will be having a Sex and the City" movie night with Cosmopolitans and Chinese food. (Wear your "New York finest!"). December's Christmas party promises to be a superb affair. We are really looking forward to it.

Our leadership team for 2010 consists of Janet Smith (843-546-1229), Connie Jefferson-Lange (8430546-2045), Tracy Cristello (843-241-0919), and Sandy McMillin (843-527-4029). Please feel free to call any for more information.





## **WELCOME**

### **COMMITTEE**

#### **Yvette Wijthoff**

Since the last Wragg publication we have not welcomed any new residents into our neighborhood. I am pleased to report that two new homes are under construction so we will have new neighbors in the next few months.

As chair of the Welcome Committee I am very thankful for the Welcome Committee members who have assisted me this year. Thelma Beaubian, Brenda Martin, Debbie Baker, Kealy Benton, Annette Dwyer, and especially Jill DeMarchi have dedicated much of their time designing and writing the new Welcome letters and packet, baking goodies, organizing the "New Resident" Brunch at the Plantation House, and visiting our new residents. I have enjoyed working with all of you.

You can check the Welcome Packet on the WPA website. It lists all social clubs such as golf. Women of Wedgefield, the Wedgefield Boat Club and Mahjongg. It also lists volunteer opportunities in Georgetown County. If you wish to add your favorite pastime to the Welcome Packet, please notify the WPA office at 527-2718.

### **LADIES NINE-HOLERS**

We are looking for those of you who would like to play, have played in the past, eager to learn, and have some good fun for three hours on Thursday mornings from 8:30 - 11:30. Don't be shy. We are the Ladies Nine Holers of Wedgefield Plantation. For further information, call Laura Vaughan at 520-1993

### **GOLF CLUB NEWS**

The Wedgefield Golf Club members were invited to attend a cocktail party on October 20<sup>th</sup>. The purpose of the get-together was to announce the partnership of the golf course with the Legends Group. The Marlowes' wanted to dispel any rumors of the sale of the golf course and to explain to the members that this partnership was strictly a marketing one. This partnership will not only open Wedgefield's course to more outside golfers but will enable our members to obtain special opportunities at the Legends Courses. You may have already seen Wedgefield included in their Legends advertisements. At present, all dues will remain the same. However, handicap fees will now be included as will membership to the pool and tennis courts. Please contact the Pro Shop for more information.

### **WEDGEFIELD PLANTATION LADIES GOLF ASSOCIATION**

The object of the Wedgefield Plantation Ladies Golf Association (18 holers) is to stimulate interest in the game of golf and to promote good sportsmanship. Membership in the country club is not required. Play is on Wednesdays - time varies with the seasons. The group maintains membership in the Womens South Carolina Golf Association, which holds several special tournaments during the year. If you are an 18-hole golfer, or know someone outside of Wedgefield, who is interested in joining, please call me, Janet Ransom, at 546-1027.





**Association**

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