

## Meeting with golf course owner and land planning engineer

Date: July 5, 2017

Time: 9:00 to 11:05 A.M.

Attended by:

BOB WILLIAMSEN – Owner of the Golf Course Property, Island Green Club House, Sunnehanna Drive  
Cellphone# 303-503-9164                      Email – rnwilliamsen@gmail.com

STEVE POWELL – Land Planning Engineer at Venture Engineering, Inc. from Conway  
Cellphone # 843-222-2380                      Email – spowell@sccoat.net

BOB WORREL – President of Island Green General Council

IRENE KURLANDER- Secretary of Oak Estates HOA and the Amenity Center

KAREN JUSKOWICH – GREEN SPRINGS POA

DEB POTTER – ISLAND GREEN SOUTH & GREEN TREE COURT 4 HOAs

BILL CHILDERS – DOGWOOD HOA

BRIAN SMITH – FAIRWAY VILLAGE HOA

JENNY WARD – TALL OAKS COURT HOA

BARBARA BORDNER – GREEN SPRINGS PATIO HOMES HOA

LARRY NEHER – TREE TOPS OAKS HOA

DICK WOOD – FAIRWOOD LAKES HOA

BONNIE TOTH (for DEBRA GODMAN) – ISLAND GREEN EAST HOA

BOB MURPHY – ISLAND GREEN SOUTH HOA

BOB ZELLER – FAIRWOOD LAKES III HOA

All HOA Presidents were invited to come to the “met and greet” meeting with the new owner of the Island Green Golf Course Property, Club House and Sunnehanna Drive and the land planner / engineer.

They were also encouraged to bring any questions or concerns the HOA members might have and present them to Bob Williamsen, the new owner and Steve Powell, the planning engineer. All questions and concerns would be answered to the best of their ability. However, there will be some questions that can't be answered at this time, due to the unknown. Such as, Horry County regulations and zoning changes, who the builder will be, and what the building codes will be, or they just don't know the answers to the question at this time.

Bob Worrel introduced both Bob Williamsen and Steve Powell to the HOA presidents.

Steve said that both Bob Williamsen and he would like to get the community's input as everything that will be done will affect everybody in Island Green. They would like to know what kind of existing or future problems that you might have? They encourage communications with the community through their emails, cellphones or Bob Worrel.

Bob Williamsen thanked everybody for coming and for Bob Worrel for setting it up. He has been in contact with Ursula Wiltsie about the mowing of the fairways and Caroline Majocha for planting and watering the flowers at the front entrance. He complimented them both on a job well done and the community for all its support and volunteer work. He was really impressed with Island Green's Pride in their community. He has issued waivers to any volunteer, upon request. He had the watering system turned back on but regrets that he's unable to pay for the monthly bill due to being short of cash. He was also a victim of previous owner, Ray Watt's. He wanted to assure everybody that he is just a regular guy. He is not a professional developer and not into buying foreclosure or distressed properties. He will be working with Steve to improve this growing community.

Thank you goes to Jenny Ward. She presented a list of questions and concerns from her HOA members and herself that she passed out. As they are also the concerns of the whole Island Green Community, Steve and Bob tried to answer as best they could.

Q.#1. How will the additional construction affect flooding of existing properties?

A. Storm Waters can't be predicted.

Q.#2. How many additional retention ponds will be built? Will they be aerated?

A. It is too early to tell if they will need to add more retention ponds. It's unknown about aerating.

Q.#3. Will the existing retention ponds be dredged/cleaned to accommodate runoff? Will they be aerated to prevent growth of weeds?

A. The retention ponds will have to be maintained by the HOAs or under the Umbrella HOA to share the cost and/or work. The Horry county inspector needs to be satisfied that there is proper runoff.

Bonnie Toth asked... could the flooding that happened to Camran Village, last October and again with Hurricane Mathew, happen here at Island Green?

A: It is possible to have flooding. A 10 year rainfall is at 9.6 inches; however the storm in October 2016 was much more. Then there was 11.2 inches of rainfall during Hurricane Matthew. There is no fail safe against flooding. Aerating the ponds does not help keep the vegetation at bay but it does help with the algae problem.

Q.#4. What are the plans for Sunnehanna? Including widening and runoff?

A. We have a conceptual master plan that needs to be approved by Horry County. We will need to widen the road to three lanes. One lane for entering, one lane for exiting and the middle lane for turning. This will insure smooth traffic flow. This would require the removal of the Pear Trees and storm drain piping in the ditches.

Q.#5. Will another entrance/exit be built to accommodate traffic, emergency vehicles or to accommodate residents in the event of a fire, hurricane, etc.?

A. No, there isn't any available land to make another entrance/exit. Island Green is Land Locked. Another option would be to ask the county to put in a turning lane off Freewoods Road into Sunnehanna Drive to accommodate the extra traffic due to all the construction on Freewoods Road and Island Green.

Bonnie Toth asked: Will the potholes on Sunnehanna Drive be fixed? They were so bad last year that the ambulance was afraid that they would break their axel if they drove through. The Island Green Community donated monies to have it fixed the last time. And now with construction equipment being brought in, and more in the future, Sunnehanna Drive is getting new potholes. Who will fix them? We can't ask the residents to donate again. We are a community of mostly senior citizens with quite a few only on social security.

A: Steve said; we need to get a quick decision from the county about the road. Sunnehanna Drive was constructed when the standards were much lower than they are today. Back in 1980, when Island Green Golf Club was started, there was not as much traffic as there is today and in the future. Horry County Building & Planning Department may also require sidewalks or bike path on Sunnehanna Drive along with the widening to three lanes due to the increase of

homes being built. In the future, the builder or the HOAs should start a Road Repair Fund to be tacked on to the price of the homes or their HOA Dues.

This question was asked: Would Horry County take over Sunnehanna Drive?

A: The answer is NO. It is a private road. The best that can be done is to widen Sunnehanna Drive to three lanes with sidewalks/bike path and have a turning lane off Freewoods Road.

Jenny Ward asked: Is there a number of houses per egress entrance/exit required by the county?

A. Yes, 50 houses for one road and 100 houses for a second. However, this ruling doesn't apply to Island Green because you are land locked. It was approved 30 years ago.

Q.#6. Will the guard house be allowed to remain? Will the new HOA be part of the General Council?

A. Yes, the guard house will remain but will have to be upgraded, when the entrance is widened. There will also be changes of the Island Green Entrance Walls. The New HOA will be OAK ESTATES and it will part be of the General Council.

Q.#7. Will the creeks adjacent to Tall Oaks Court be filled? If so, where will the water go or be redirected? Jenny has photos of the two creeks when they flooded, both in 2015 & 2016. There was flooding on Fairways # 4, #5, #7 and #8, it was so bad, they could not be used for several days.

A. The Army Corps will come and determine which lands are wet-lands and which are not. These wetlands were never drained before.

Q.#8. Will privacy fences be built to separate the new construction from the existing properties?

A. The Builder, whether it's Flagship, Horton or some other, will determine which it will be. They may have to access water and sewer from existing HOAs and tie into their system. Grand Strand doesn't want unnecessary pump stations. The Fire Flow needs to be addressed.

Q.#9. Has the property been surveyed, staked or flagged? What is the time frame if not?

A. We have not started surveying yet. That will start in one month or so.

Q.#10. What are the plans for the trees that are near our border and current residential property lines?

A. All Pine Trees will go. They are dangerous in high winds. Logging will begin soon. All live oak trees 24 inches in diameter or bigger are protected by law. They will save as many as possible.

Q.#11. What is the planned average or minimum size of lots for the golf course property?

A. The lots will be 60 – 62 feet wide by 100 – 110 feet deep.

Q.#12. Does the runoff that will be created, take into consideration the additional roads, homes and utilities to be added?

A. They need to study the Storm Water. Our greatest fear is we are going to flood. Nobody wants that.

Q.#13. How will water, sewer and other utility feeds be upgraded to accommodate the near 50% increase in demand?

A. We will need to do an upgrade of the HOA's pumps and make plans on how to redirect the water.

Q.#14. Will the new homes be on leased land or will the lots be purchased?

A. They will be purchased.

Q.#15. What will be considered common areas?

A. Any area that isn't built upon.

Q.#16. Considering all the additional hard non-porous surfaces, storm water management is crucial as well as the additional traffic. When will the plan go before the planning commission/zoning board so it can be viewed by the public? Or, when will current homeowners be able to view the new Master Plan?

A. Their will be a tentative map at the next General Council meeting for all to view. [www.islandgreensecurity.com](http://www.islandgreensecurity.com)

Q.#17. What are the plans for the Club House?

A. That is up to the owner, Bob Williamsen. He would like it to make money and not let it sit idle. It's a beautiful building with lots of possibilities. It could become the focal point for selling homes. It could be the new Amenity Center. Many would love to see it turned back into a Bar/Restaurant after some upgrades are made. With the right management, it could be a gold mine for the owner. This would require getting both a liquor license and a business license. Would the community support it? YES.

Q.#18. Will additional amenities be added to accommodate new residents and will they be available to the current Island Green owners?

A. It would have to, but that would be up to the builder.

Bob Williamsen (owner). Asked... How important is the exciting Amenity Center?

A. Very important, it's the gathering place for the whole community. We have Lady Islander's meetings, various other meetings, pot luck dinners, auctions, fundraisers, plays, dances, (birthday, retirement and anniversary) parties, baby showers. We have game night and card games. We have a lending library. The Arms Wide Open Church uses it also. We have Water Aerobics, The St James High School swim team and Swim Club uses the indoor pool for practices. Any member or pay as you go (over 16 years of age) can use the exercise room .

The U.S. Mail Room will have to be addressed because we only have 800 mail boxes in the mailroom.

We receive packages through Fed Ex and UPS at the front desk. Some of the packages are time or temperature sensitive and must stay refrigerated.

Within the next month, they will know who the builder will be.

Q. What are your intentions?

A. Steve Powell will get in touch with a Maintenance Company and get a Contract with them to take care of Sunnehanna Drive. This week he will get proposals.

Q. What about the lighting at the entrance of Island Green? Can they be turned back on? Watts didn't pay the electric bill and the General Council doesn't have the funds.

A. Part of the lighting problem will have to be addressed at a later date. Steve Powell said he will call Horry Electric to see about turning the lights back on. Fairwood Lakes HOA president Dick Wood said they will help pay for this.

Q. Karen Juskowich- Green Springs POA said the drainage ditches that drain toward Sunnehanna Dr. need to be updated. Will you (the owner) clean out the ditches so they don't backup and cause a flood? She has a copy of Sean William's survey of the ditches. Would you like a copy?

A. Yes, please send a copy to his email address. This will have to be addressed.

Q. Will there be townhouses?

A. Maybe, but right now the Development Plans call for single family homes only.

Annie Paczko- Green Springs POA Said... The community is concerned about their property value.

A: Bob Williamsen said his objective is to bring back value to the community.

Bob and Steve also ask that you don't share any of this to the Media. As it could cause unnecessary delays.

Steve Powell. – The road and drainage is governed by the county. A study will have to be made. Also...the Club House could be the Magnet for the community. It will be owned by Oak Estates. Some of the other HOAs may want to join the bigger OAK ESTATES HOA. This would be good for the club house.

Out of 1,239 doors at Island Green, only 584 doors belong to our Amenity Center. Guests of a Paid Member pay only \$2 to use the facilities. Outside Guest and Non-members pay \$5. Monthly Membership for 100% HOA membership is \$15. But it is \$30 per month for independent members of HOAs that don't belong as a group.

Ursala W. How long should we continue to mowing the fairways?

A: Until we start breaking ground. Upon request Bob Williamsen can issue a waiver to any of the volunteers. But, people working on Sunnehanna Dr. do not need a waiver.

Bob Murphy- In January 2017, we paid \$27,000 to fix the holes on Sunnehanna Drive. 22 of 24 HOAs paid for it. The patches are good. But now we have new ones forming. Steve will see to this problem.

Jenny Ward- Will the new Oak Estates have a single trash company or multiple companies? Meaning lots of heavy trucks or just one?

A. That's up to the builder or the buyer or the HOA.

Fairwoods Lake asked- Will there be a Par 3 golf course?

A. NO

Meeting ended at 11:05 A.M.

RW/ik