

Pinckney Place Property Owners Association
1681 Ware Bottom Lane
Mount Pleasant, SC 29464
Mail Slot #31
pinckneyplacehoa@gmail.com
https://www.pinckneyplace.org



Annual Meeting Minutes for 29 October 2026

I. Quorum Call → 21 Homeowners present (13 in-person, 8 by proxy)
- Proxy: 1604, 1608, 1628, 1636, 1637, 1644, 1645, 1653;
- In-person: 1613, 1617, 1620, 1621, 1625, 1629, 1640, 1641, 1649, 1657, 1661, 1665, 1669.

II. Call to Order→ 7:00 pm

III. Financial Update and Treasurer's Agenda: Distributed as read-ahead. Budget for CY2027 is pending with current board. Finalizing the budget for CY2027 will occur in December.

IV. Discussion on Improvements:

- Fountain Circle Improvements:
    - The Fountain Circle remains a priority but needs to be scoped in scale and budget. Ken will investigate using AI-tools to create images for members to help visualize possibilities. Contractor tasks are likely to include:
        - Wiring and plumbing pathways identified
        - Ground cover, bush and tree removal
        - Bench removal and/or replacement
        - Pavers around the fountain
        - Underwater lighting
        - Uplighting the oak tree
        - Replanting symmetric short palm trees
    - A Committee is in place to begin detailed planning.
- Ware Bottom Lane Trees:
    - A neighborhood consensus has formed to address the 16 trees that live between the sidewalks and Ware Bottom Lane. Previous policy left maintenance and clean-up to the property owners, though the terrain is technically common property. What has changed is that these trees are mature,



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in various states of health, and in some case, obscure the homes. They are also dropping leaves (drain clogging) and acorns (trip hazards) at an increasing rate. Homeowner and volunteer maintenance is not keeping up with the seasonal drops. Contractor maintenance is a consideration that incurs a cost. Sidewalk buckling is apparent and repairs require town engagement which often incurs delays.

  - The tree discussion (not limited by budget) concludes with the Board taking an action to price out the removal of all trees and replace them with easier to maintain palm trees (or no trees at all). A detailed plan will be scoped in scale and budget before spring. An official policy is in work to allow for tree removal, but must be reconciled as to how, when, and who pays for removal. A legal pathway that respects the TOMP ordinance on trees must be addressed. The board will meet shortly to finalize a fair and equitable policy that will include a decision matrix to guide homeowners. Ken will draft this policy for board review.

- Leaves, Drains, and Flooding: The issue of keeping the drains clear of debris was discussed. An appeal to ALL residents (owners and occupants) was made to rake and bag leaves in the front and back of their residences so that when we are hit with atmospheric rivers or heavy rain events, the water from those events is not impeded or blocked. During storms, SOMEONE must check the drains and accomplish the simple task of raking any blockage. Be that person!

- Speeding: Ware Bottom Lane (a recognized residential subdivision) is covered under Section 71.054 of the Town Code with a default statutory maximum speed limit of **25 mph**. This is much TOO FAST for our residents young and young-at-heart. Though discussed in the past (but not acted upon), the issue of installing speed bumps is back on the table for CY2027. All families should discuss this issue at the kitchen table.

- Parking: As in past years, parking was discussed and specific issues were addressed with compassion and understanding. The neighborhood parking policy is contained in the covenants. Past issues of student and/or non-resident parking were reviewed but not noted as issues this term.

- Social Roster: A request was made to distribute a social roster so that residents know the names of their neighbors. In the past, such a roster was promulgated with email and phone contact information. Privacy issues and instances of “reply-all” abuse have



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resulted in no social roster being published for several years. What was agreed upon, was the distribution of family names tied to their lot or address, but without email or phone numbers. Since homeowner information is public domain, residents can expect to see a LIMITED social roster before the holidays.

- Official Roster: An official roster with **emergency contact** information is on file with the Board. It is incumbent upon the homeowner to keep this information up to date to include renters, pets, and preferred method of communication (text or phone). Updates can be forwarded to pinckneyplacehoa@gmail.com. Experience informs the need to have a neighbor know who resides in your home should law enforcement, fire, or medical services ever visit. Board members are your "default neighbor" in time of need.

- Communication and accountability: The issue of accountability regarding the covenants and criteria for architectural review was discussed. It was agreed that every homeowner will be mailed a copy of the covenants and architectural review board guidance along with a return receipt requiring a signature. Though these governing documents are available on the neighborhood website, awareness of, adherence to, and compliance with is sporadic. The covenants exist to safeguard property values and ensure that our shared amenities remain safe and enjoyable. As a living document, the covenants can be changed, altered, or aligned to meet the needs of the current residents. But knowing that these rules exist is a necessary first step to eliminate ignorance as an excuse for violations that expose the neighborhood to liability.

- Soliciting: This political season has seen door-to-door knocks, welcome or not. The question has been asked "can Pinckney Place become a no-soliciting neighborhood?" The answer is legally NO.

    - Using AI, the following guidance is offered for homeowners:

Town Ordinance § 136.43: Under Mount Pleasant town code, it is illegal for anyone to solicit at a private home that has a conspicuous **"No Soliciting" or "No Trespassing" sign** posted near the entrance.

The Solution: Rather than attempting to pass an unenforceable, illegal neighborhood-wide ban that exposes the HOA to legal liability, the board should advise concerned members to place a "No Soliciting" sign on their private porch or doorway. If a solicitor ignores that sign, *the homeowner* (not the HOA) can call the Mount Pleasant Police Department to have them cited for a municipal code violation or state trespassing.



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- ARB News
  - Criteria No. 6 –Color Changes, etc. was approved to be amended as follows:
    - "All paint should be of a quality and type meant for exterior use~~. and shall be limited to flat finish only~~ *a satin finish will better protect against sun fade and weather."*
  - Three ARBs were discussed and homeowners can expect the paperwork to follow shortly.

V. Election of Board Members for CY2027

- The following residents will serve on the PPPOA Board of Directors starting January 1, 2027:
  - Nancy Hunsicker (1640)
  - Paul McNeill (1661)
  - Gary Odechowski (1649)
  - Emmett O'Lunney (1629)
  - Ken Ryan (1620)

- The current Board will meet in early December to review a budget recommendation for the new Board's approval. At that time, notification of annual dues will be promulgated along with an end-of-year report on finances.

VI. The meeting was adjourned at 8:15 PM.