

**Palmetto Dunes Property Owners Association  
7 Lee Shore Redevelopment Committee  
Meeting 1 Minutes**

**January 9, 2019**

**Present:**

Mary Amonitti	Ann O'Neil
Jim Bankes	Jack Purcell
Mark Britanisky	Andrew Schumacher
Jim Gant - Chair	Ellen Steele
Jeff Kurtz	Mike Vaccaro
Joe Maggi	

**Absent:** None

**Facilitator:** Sandy West

The meeting began at 2:30 pm

**Meeting Purpose**

- Create a shared understanding of the Redevelopment Team process, charter, roles and responsibilities, and desired outcomes for the redevelopment of 7 Lee Shore.

**Meeting Outcomes**

- Meet – Know one another
- History and direction of PDPOA
- Align – process and timeline
- Develop themes from Amenity Survey
- Buy in and Support

**Reviewed/Discussed**

- PDPOA Mission, Vision, Tagline, Values and Committee Charter
- Committee Goal - make a recommendation at the June Board meeting
- Warm-Up exercise which consisted of Interview Questions to familiarize members with one another
- Mike Vaccaro is the Committee Liaison to the Board of Directors
- 7 Lee Shore is one opportunity; there could potentially be others – Think Big, Think Broadly.

- Limiting 7 Lee Shore for Homeowner's/accompanied guests or Guests/Visitors may lie in what the property is used for.
- Andrew presented the history of PDPOA Yesterday, Today and Tomorrow
- PDPOA looked to other communities for their Best Practices that is changing, now many communities are looking to PDPOA for our Best Practices
- Presentation from Kiley on the Amenity Survey and Strategic Plan
- Primary Areas of Focus from the Strategic Plan
- Engagement Session dates
- Themes from the Amenity Survey Results

### **Tasks**

- Kenya will update Committee Contact List
- Kenya will provide "Team Buddy" List to Sandy
- Include 7 Lee Shore Redevelopment Committee update in February Tidings to include: committee formation, committee makeup, short version of charter and to look for future updates
- Engagement Session results will be shared with the committee at the February 13<sup>th</sup> meeting
- Sandy will take the committee through an Engagement Session during the January 23<sup>rd</sup> meeting where committee members can provide feedback.
- Future Agenda items: History and Future of Greenwood and Standards (What PDPOA can and can't do regarding enforcing them)
- Parking Lot- Residents ability to obtain pool passes from the hotels
- Committee members will be consistent in their communication – throughout the process the community will be updated via Perspective and Tidings

The meeting ended at 5:00 pm

## Posted Sheets

### MEETING PURPOSE

Shared understanding of RT process, charter, roles, responsibilities, and desired outcomes for the redevelopment of 7 Lee Shore.

### MEETING OUTCOMES

- Meet – know one another
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### HOW YOU HOPE TO ASSIST

- Contribute
- Collaborative voice of the community
- Resource to the community
- Share experience, logical thinker
- Do the right thing
- Architect POA
- Share how to enhance property
- Open minded
- Real Estate Experience
- Past business experience
- Building experience
- IBM – problem solver

### THEMES

Based on the survey:

1. What themes surface in terms of the redevelopment desires?
2. Of those themes, which are relevant to 7 Lee Shore?

### GROUND RULES

- Operate for greater good
- Assume positive intent, respectful, open, honest, candid
- Fully participate
- Trust the process
- Ask clarifying questions
- Be collaborative
- “Be here now”
- “The Vegas Rule”
- Maintain Confidentiality

### THEMES RELEVANT TO 7 LEE SHORE

- Open Air Pavillion
- Kayak Launch
- Fishing Dock
- Play Area/Tree House
- Fitness Center/Recreation Center
- Bocce Courts
- Community Center/Meeting Space
- Catering Kitchen/Food Truck
- Garden
- Picnic/BBQ/Oysters
- Boat Dock
- Art Classes/Yoga/Wellness Education Center
- Do not change the property
- Green space – Walking trail, Lagoon Education
- Beach Amenity
- Structures with Amenities
- Passive/Outdoor

## Posted Sheets

### PARKING LOT

- Pool passes – Hotels

### +/ $\Delta$ FOR MEETING 1

#### Plus

- Buddy
- Andrew's talk
- Kenya's packet
- Kiley's recap
- 2 teams
- Time frame

#### Delta

- None