

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

**April 25, 2019**

**Present:** Mary Amonitti Ellen Steele  
Mark Britanisky Jack Purcell  
Jim Gant - Chair Jim Bankes  
Jeff Kurtz Joe Maggi  
Andrew Schumacher

**Absent:** Ann O'Neil  
Mike Vaccaro

**Facilitator:** Sandy West

The meeting began at 9:05 am

**Meeting Purpose**

- Continue to move forward in the process.

**Meeting Outcomes**

- Provide any new intelligence – feedback from the community
- Narrow land planning options
- Develop operating principles
- Begin to build business case
- Align on process and timeline
- Buy-in and support

**Reviewed/Discussed**

- PDPOA Mission, Vision, Tagline and Values
- Reviewed Meeting Purpose, Desired Outcomes, Agenda, Ground Rules, Roles and Parking Lot
- Approval of Minutes: Jim Gant made the motion to approve the April 10, 2019 minutes. It was seconded by Mark Britanisky and passed unanimously. (9-0-0).
- Committee members received the following community updates since the last meeting: desire for a community garden and the perception that the Board approved ad-hoc committee to explore the viability of a beachfront amenity may undermine the work of the 7 Lee Shore Redevelopment Committee.

- The Committee split into two groups which focused on discussing and finalizing land planning options and discussing operating guidelines.
- Jim Gant, Chair will begin a draft business case to send to committee members prior to the May 8<sup>th</sup> meeting.
- The 7 Lee Shore Redevelopment Committee continues to coalesce around one conceptual plan that includes a community building, open air pavilion, passive activity and a lawn.

The meeting ended at 10:50 am

## **Posted Sheets**

### **MEETING PURPOSE**

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### **MEETING OUTCOMES**

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### **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

### **BUSINESS PLAN**

- Executive Summary/Background Information
- Objective
- Benefits & Limitations
- Financial “guess” phases
- Sensitivity Analysis
- Option Identification & Selection (one plan)
- Risks
- Next Steps

### **COMMUNITY FEEDBACK**

- Community Garden (Sea Pines, HHP)
- Fitness
- Vacant lot? 63 Full Sweep? (possibility for community garden?)
- Beachfront Property Committee

## Posted Sheets

### GROUP #1

#### Land planning options – Operating guidelines

- Casual Seating
- Swings along Shoreline (Trellis)
- Tree House
- Separate further CB and OAP
- Screened porch
- Twist CB towards POT Bridge down lagoon
- Multiple bathrooms
- Boat Dock Expansion
- Small board walk between boat ramps
- Multiple bike ramps
- Repurpose position of parking lot for future pool
- Fishing docks under tree canopy
- Bike/Walk loop along perimeter of property
- Photo Op (Sculpture)
- Future kayak storage opposite existing one
- Cleats along bulkhead for kayak
- Covered boat area for rentals
- Bocce/Horse shoe pit
- Educational signage
- Trash service
- Limit times used, limit standing reservations, reservations required
- Caterer vs. bring your own F&B
- LT Kayak Storage
- All owners can use Clubhouse and Kayak storage (barcode access for owners only)
- Outfitters handle electric boats/kayaks
- Grills – use of it
- General operating hours for property (7am -9pm), maybe different hours for a club event

### GROUP #2

#### Land planning options – Operating guidelines

- Tree house like Sea Pines
- Fitness room in community building
- Kayak storage sticker and fee
- Controlled access (barcode sticker, time limited keycode)
- Community building (Owner/accompanied guest, owner reservation)
- Pavilion (Owner reservation, open if not reserved)
- Kayak storage (Owner only, Sticker and fee)
- General park (Sunrise – Sunset)
- Community building (7am – 10pm)
- Daily cleaning and monitoring
- Cameras
- No glass containers
- Security Guidelines
- Noise policy

### NEXT STEPS

- Business Case Outline, Jim – May 8
- Brian Witmer (Presentation #2) – May 22
- Final Board Report – June 12

### +/\Delta FOR MEETING

#### Plus

- 2 teams
- Very aligned
- Checked the boxes needed
- 1 option (could give phased option – Pavilion first)

#### Delta

- None