

PDPOA BOARD OF DIRECTORS  
REGULAR MEETING  
February 20, 2020  
2:00 PM | Conference Rooms A&B

**Board Members Present:** Brian Fahey, *Chair* Gayle Cleaveland, *Treasurer*  
Wilbur Strickland, *Vice Chair* Mark Carroll, *Secretary*  
Lee Smith Ric Gorman  
Jerry Bowling Bill Caywood  
Bill Watkins

**Absent :** Mike Vaccaro

**Ex-officio:** Andrew Schumacher *CEO*  
Ben Brown *Project Planner*  
Elizabeth Simpson *Recording Secretary*  
Matthew Nemes *Controller*  
Jim Griner *Chief of Security*

Chairman Brian Fahey called the meeting to order at 2pm.

Approval of Minutes: Chairman Brian Fahey called for a motion to approve the January 2020 minutes as submitted. Wilbur Strickland made the motion; it was seconded by Gayle Cleaveland. Bill Caywood recommended an amendment to the January 2020 minutes to read:

“The Short Term Rental Ad-Hoc Committee created a series of recommendations covering the overall management of rentals, requirements of owners, guests and management companies, community education and communication, and mitigation of potential impacts to the community. The board will consider each of the recommendations as an individual motion during the January, February and March 2020 PDPOA board meetings. The intent of the board is that following passage of motion 1 (creation of the STR PPG), any of the relevant STR motions which pass will be included and detailed in the STR PPG.”

The amended minutes passed unanimously. (9-0-0)

Chairman Brian Fahey called for a motion to approve the February 10, 2020 Special Board Meeting minutes as submitted. Wilbur Strickland made the motion; it was seconded by Bill Caywood and passed unanimously. (9-0-0)

Chairman Brian Fahey presented the Chairman’s Report.

Andrew Schumacher presented the CEO’s Report.

Ben Brown presented the Principal Planner’s Report.

Chief Jim Griner presented the Security Report.

Matt Nemes, Controller, presented the monthly financial statements.

Gayle Cleaveland presented the Treasurer’s Report.

Wilbur Strickland presented the ARB Report.

Bill Caywood presented the Nominating Committee report.

Bill Watkins presented a report on Greenwood Communities & Resorts' activity.

Lee Smith presented the Short Term Rental Ad-Hoc Committee report.

Lee Smith brought forth the following motion:

“I hereby move that, starting no later than June 1, 2020, the PDPOA invite every owner who sells their property within one month of the transaction to participate an optional online Exit Survey to better understand why they sold property in Palmetto Dunes—and where they may be going. For the first year, the results shall be reported to the board quarterly and semi-annually thereafter.”

Gayle Cleaveland seconded the motion. Bill Watkins amended the motion to read:

“I hereby move that, starting no later than June 1, 2020, the PDPOA invite every owner who buys or sells their property within one month of the transaction to participate an optional online Entrance/Exit Survey to better understand why they bought/sold property in Palmetto Dunes—and where they may be going. For the first year, the results shall be reported to the board quarterly and semi-annually thereafter.”

The motion passed unanimously. (9-0-0)

Lee Smith brought forth the following motion:

“I hereby move that the PDPOA create and distribute by July 1, 2020 an online video containing a summary of our most important rules. This video, shared by a user-friendly URL, will be communicated to all short-term rental guests by the Pass Office, short-term rental property owners, rental management companies, and displayed on any Palmetto Dunes-provided rental property signs.”

Bill Caywood seconded the motion. The motion passed unanimously. (9-0-0)

Lee Smith brought forth the following motion:

“I hereby move that the PDPOA document and communicate any financial benefits of short-term rentals to all owners in the community within a 2020 edition of the Palmetto Perspective and Palmetto Dunes Tidings.”

Gayle Cleaveland seconded the motion. The motion passed unanimously. (9-0-0)

Lee Smith brought forth the following motion:

“I hereby move that the PDPOA include “Bicyclists” within Section A.4. of our 2018 Amended and Restated Resort Regulations.  
Section A.4. would read: “Drivers, Bicyclists and Pedestrians are required to abide by all state and local traffic regulations and all posted signs regarding the use of the roadways, pathways, trails, and other common property.”

Wilbur Strickland seconded the motion. Bill Watkins amended the motion to read:

“I hereby move that the PDPOA include “Bicyclists” within Section A.4. of our 2018 Amended and Restated Resort Regulations.

Section A.4. would read: “All individuals, including but not limited to Drivers, Bicyclists and Pedestrians, are required to abide by all state and local traffic regulations and all posted signs regarding the use of the roadways, pathways, trails, and other common property.”

The motion passed unanimously. (9-0-0)

Lee Smith brought forth the following motion:

“I hereby move that the PDPOA require bicyclists to dismount and walk bikes on all beach paths when facing oncoming bicyclists or pedestrians, and to add beach path signs stating this dismounting procedure by July 1, 2020.”

Bill Watkins seconded the motion. The motion was amended to read:

“I hereby move that the PDPOA require bicyclists to dismount and walk bikes on all beach paths, and to add beach path signs stating this dismounting procedure by July 1, 2020.”

The motion failed. (2-7-0)

Lee Smith brought forth the following motion:

“I hereby move that the PDPOA add or reallocate resources to provide two (2) dedicated, trained Security personnel to engage and educate bicyclists regarding safety and traffic rules during the summer season.”

Bill Watkins seconded the motion. Bill Caywood amended the motion to read:

“I hereby move that the PDPOA add or allocate resources to engage and educate bicyclists regarding safety and traffic rules during the summer season.”

The motion passed unanimously. (9-0-0)

Lee Smith brought forth the following motion:

“I hereby move that the PDPOA engage an appropriate consultant or professional organization by August 1, 2020 to evaluate the ability to remove or modify bicycle signs that cause vehicle drivers to stop, brake or interrupt traffic flow. One of the options to be evaluated is replacing bicycle stop signs with path-stenciled STOP or YIELD instructions.”

Bill Caywood seconded the motion. Wilbur Strickland amended the motion to read:

“I hereby move that the PDPOA engage an appropriate consultant or professional organization by August 1, 2020 to evaluate the ability to remove or modify bicycle and pedestrian signs that cause vehicle drivers to stop, brake or interrupt traffic flow. One of the options to be evaluated is replacing bicycle stop signs with path-stenciled STOP or YIELD instructions.”

The motion passed unanimously. (9-0-0)

Old Business: Covenant Compliance 2020

New Business: None

Lee Smith moved to adjourn the meeting, and it was seconded by Jerry Bowling. The motion passed unanimously. (9-0-0)

**Adjournment:** 3:56 p.m.

The meeting was followed by member comments.

The Board went into Executive Session and adjourned at 5:28pm. No action was taken.