

PDPOA BOARD OF DIRECTORS
REGULAR MEETING
June 18, 2020
2:00 PM | Zoom meeting

Board Members Present:	Brian Fahey, <i>Chair</i>	Wilbur Strickland, <i>Vice Chair</i>
	Mark Carroll, <i>Secretary</i>	Gayle Cleaveland, Treasurer
	Lee Smith	Ric Gorman
	Mike Vaccaro	Jerry Bowling
	Bill Caywood	

Absent : Bill Watkins

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

Chairman Brian Fahey called the meeting to order at 2:02pm.

Approval of Minutes: Chairman Brian Fahey called for a motion to approve the May 2020 minutes as submitted. Bill Caywood made the motion; it was seconded by Ric Gorman.

The motion 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.

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 the PDPOA require all short-term rentals within Palmetto Dunes must be for a minimum of two consecutive nights/three consecutive days.”

The motion passed (8-0-0).

Lee Smith brought forth the following motion:

“I hereby move that the PDPOA require when a property is being rented on a short term basis that the entire property must be rented to the same entity requiring owners and all others to vacate, and preventing the rentee from advertising and subletting less than the entire property.”

The motion passed (9-0-0).

Lee Smith brought forth the following motion:

“I hereby move that the PDPOA require any owner or owner’s agent renting a property on a short term basis within Palmetto Dunes must ask and receive a reply stating the individual signing the rental contract will occupy the property during the term and is 25 years of age or older.”

The motion failed (3-6-0).

Lee Smith brought forth the following motion:

“I hereby move that any single family home: i) built or ii) renovated to add or remove a bedroom, den or office after July 1, 2021 will only be allowed to register as a short term rental property with the PDPOA if the property has a total advertised or calculated occupancy capacity of 20 people or less based upon a formula of two (2) people per bedroom/den/office plus four (4).”

The motion failed (2-7-0).

Lee Smith brought forth the following motion:

I hereby move that the PDPOA establish a one year PDPOA paid trial program by August 1, 2020 for up to \$2,000 to explore the effectiveness of NoiseAware among five volunteer short term rental property owners within Palmetto Dunes, given five such volunteers agree to participate.

The motion passed (8-1-0).

Lee Smith brought forth the following motion:

“I hereby move that the PDPOA allow one vehicle (trailer optional) to park, with a legitimate purpose, directly in front of a property on an “Authorized Street” for up to 60 minutes (“Vehicle Standing”) insofar as the driver has “Immediate Control” of the vehicle and without hindering the flow or safety of traffic, pedestrians or bicyclists.

“Authorized Street” is defined as: Any street in Palmetto Dunes with the exception of: Queens Folly Road, Ocean Lane, Carnoustie Road, St. George, Mooring Buoy, or Sea Lane.

“Immediate Control” is defined as: Available to move a vehicle within (1) one minute of a front doorbell press which does not include time searching for keys or calling people via cellphone.”

The motion failed (0-9-0).

Old Business: None

New Business: Enhancing Palmetto Dunes Community Engagement

Gayle Cleaveland moved to adjourn the meeting, and it was seconded by Wilbur Strickland. The motion passed unanimously. (8-0-0)

Adjournment: 3:43 p.m.

The meeting was followed by member comments.