

PDPOA
Annual Meeting
October 25, 2008

Board Members Present: Peg Weschke, Joe Maggi, Gloria Henley-Smith, David Nelson, Sharon Cheney, Marty Gleason and Jim Gant

Not Present: Bob McFadden, Phil Porter, John Joseph

General Manager:	Bob Sharp
Controller:	Andrew Schumacher
Chief of Security:	Allan Davis
Community Relations Liaison:	Kelle Hobler

President Peg Weschke called the meeting to order at 4:14 pm. President Weschke introduced the current Board members and committee chairs and Mr. Bob Sharp, who then introduced the PDPOA staff members.

Sharon Cheney declared that a quorum exists and the meeting may continue.

The following motion was made, seconded and approved unanimously:

“We waive the reading of the 2007 annual meeting minutes and accept them as written”

Report on Infrastructure Improvements – Bob Sharp

Mr. Sharp discussed a number of the improvements undertaken in Palmetto Dunes in 2008. He stated that close to \$1M was spent in 2008 on infrastructure and improvements within Palmetto Dunes. Some such projects included the replacement of the North gate, leisure path repairs on Queens Folly, paving, the wrapping of bridge pilings and the replacement and painting of bridge railings throughout the community. Additionally, work is underway, in various phases, on the St. George leisure path and repairs to the bulkhead on Bird Island.

Report on the Development of Palmetto Dunes – Joanne Dugle

Ms. Dugle explained that Beth McDowell, the previous ARB Administrator, resigned to relocate to Charlotte and introduced Pat Feinberg as the new ARB Administrator. Ms. Dugle reminded the property owners that they must contact the ARB for any exterior renovation project they are undertaking. Ms. Dugle stated that Palmetto Dunes continues to experience a steady flow of new projects and that four new homes are starting. Ms. Dugle thanked Lenore Gleason for her years of service and introduced Xavier Pereira as her replacement on the Board. Ms. Dugle then introduced the members of the Architectural Review Board.

Report on Security Operations – Allan Davis

Chief Davis gave a brief update on the Security operations in Palmetto Dunes. He informed the property owners that there are now digital cameras in all of the patrol vehicles. He stated that the department continues to strive for and train in the enhancement of customer service. He also asked that the property owners give feedback on Project Lifesaver. An article outlining this program will be included in the December issue of the Perspective.

Report on Finances – Marty Gleason

Mr. Gleason briefly reviewed the balance sheet and the income statement through September 2008 with the property owners. He then gave an overview of the 2009 budget process and cited expected increases in salaries, insurance expense and foreclosures as factors in the anticipated increase in operating costs. The Finance Committee is contemplating a reduction to the storm assessment to offset this increase.

Report on Land Planning – Peg Weschke

President Weschke presented a slide show to the property owners outlining how the Wood + Partners conceptual plan has evolved based on property owner feedback. Armed with this feedback, she stated that the Board is striving to make enhancements to signage, the beach access paths located at Port Tack, Haul Away and the access by the Hilton Hotel as well as to move forward on the leisure path on St. George. She stated that the Front Entrance Gate project is on the shelf pending further research on the possible acquisition of the fire station building. President Weschke spoke to the current 5-Year plan used to prioritize projects and reviewed the Project Implementation Process through which these projects will be completed. President Weschke informed the property owners that an agreement was entered into with the PD Club on a one year trial basis to serve as a community center for Palmetto Dunes. Debbie Esposito gave information on how to obtain membership cards, what services the PD Club provides and information on the PDPOA events planned for 2009 at the PD Club.

Election of Directors

Report of the Nominating Committee – Joe Maggi

Mr. Maggi introduced the members of the Nominating Committee. Mr. Maggi encouraged the property owners to join a PDPOA Committee. He stated that the following people were nominated for membership on the PDPOA Board for a 3 year term:

Richard Waterman, Mary Woynerowski, Frank Aretz

Mr. Maggi introduced and gave background information on each of the nominees.

President Weschke called for a vote. *“All in favor of the slate of candidates that were proposed”* The members voted unanimously to elect the above slate to the Board.

President Weschke recognized the outgoing Board members. The meeting was then opened to member questions and comments after which time President Weschke made a few closing remarks.

The meeting was adjourned at 5:15 p.m.