

PDPOA BOARD OF DIRECTORS  
REGULAR MEETING  
August 18, 2022  
4:00 PM | Zoom

<b>Board Members Present:</b>	Jerry Bowling, <i>Chair</i> Grover Cleaveland Jerry Durkin Brandon Smith	Mark Carroll Sean Moore (via Zoom) Erin Gaian (via Zoom)
<b>Absent:</b>	Dan DeMichele Becky Brumley	Ric Gorman
<b>Ex-officio:</b>	Andrew Schumacher Elizabeth Simpson Jim Griner Matthew Nemes Jeff Starr	<i>CEO</i> <i>Recording Secretary</i> <i>Chief of Security</i> <i>Controller</i> <i>Director of Projects &amp; Facilities</i>

Chairman Jerry Bowling called the meeting to order at 4:01p.m.

Approval of Minutes: Chairman Jerry Bowling called for a motion to approve the June 2022 minutes as Presented. Jerry Durkin made the motion; it was seconded by Grover Cleaveland.

The motion passed unanimously. (6-0-0)

Jerry Bowling presented the Chairman's Report.

Andrew Schumacher presented the CEO's Report.

Jeff Starr presented the Director of Projects & Facilities Report.

Chief Jim Griner presented the Security Report.

Matt Nemes, Controller, presented the monthly financial statements.

Sean Moore presented the Treasurers Report and made the following motion

***“The members of the Finance Committee recommend the PDPOA Board approve the Sea Lane Bridge budget as presented.”***

The motion passed unanimously (6-0-0).

Mark Carroll presented the ARB Report.

Erin Gaian presented the Safety and Security Committee Report and made the following motion

***“The S&S committee recommends the Board approve the Safety and Security charter as amended.”***

The motion passed unanimously (7-0-0).

Mark Carroll presented the Short-Term Rentals-Phase II Update.

Brandon Smith presented the Greenwood Communities & Resorts Report.

Old & New Business:

Hearing Board.

***“The Hearing Board recommends that the Board of Directors approve the appointment of Jacqueline Boyer and Robin Rhine to the Hearing Board.”***

The motion passed unanimously (7-0-0).

Election procedures. Jerry Bowling made the following motion:

***“I move to approve the election procedure rules as presented.”***

The motion was seconded by Mark Carroll. The motion passed unanimously (7-0-0).

Proposed Bylaw Amendment #1. Require Owners/Members to Vote and Approve Spending over \$500,000

Sean Moore made the following motion:

***“I move to not support bylaw amendment #1 as presented.”***

Jerry Durkin seconded the motion. The motion passed unanimously (6-0-0).

Proposed Bylaw Amendment #2. Require Owners/Members to Vote and Approve Changes to Residential, Commercial and other Covenants

Jerry Bowling made the following motion:

***“I move to not support bylaw amendment #2 as presented.”***

Grover Cleaveland seconded the motion. The motion passed unanimously (6-0-0).

Proposed Bylaw Amendment #3. Limit the Role of the Executive Committee to Emergency Situations

Mark Carroll made the following motion:

***“I move to not support bylaw amendment #3 as presented.”***

Grover Cleaveland seconded the motion. The motion passed (5-2-0).

Proposed Bylaw Amendment #4. Remove Greenwood's Residential Votes Based Upon their Annual Commercial Assessment

Jerry Durkin made the following motion:

***“I move to not support bylaw amendment #4 as presented.”***

Mark Carroll seconded the motion. The motion passed unanimously (7-0-0).

Proposed Bylaw Amendment #5. Enable Owners/Members to Remotely Attend and Vote within Annual and Special Meetings

Jerry Bowling made the following motion:

***“I move to not support bylaw amendment #5 as presented.”***

Brandon Smith seconded the motion. The motion passed unanimously (7-0-0).

Association Committee PP&Gs.

Jerry Durkin made the following motion:

***“I move we accept the Association Committee PP&Gs as amended.”***

Grover Cleaveland seconded the motion. The motion passed unanimously (7-0-0).

Welcome Wagon.

Mark Carroll motioned to adjourn the meeting, and it was seconded by Brandon Smith. The motion passed unanimously. (7-0-0)

**Adjournment:** 6:18 p.m.

The meeting was followed by member comments.

*\*One board member was not present for all of the motions.*