

PDPOA BOARD OF DIRECTORS
MEETING
September 20, 2023
5:30 PM | PDPOA Conference Room & Zoom

Board Members Present:	Jerry Durkin, <i>Chair</i> Kurt Faires Brandon Smith (via Zoom) Chad Terefenko	Becky Brumley Dan DeMichele (via Zoom) Bob Talbot (via Zoom) Erin Gaian (via Zoom)
Absent:	Sean Moore	Grover Cleaveland
Ex-officio:	Andrew Schumacher Elizabeth Simpson Jim Griner (via Zoom) Matthew Nemes Jeff Starr	<i>CEO</i> <i>Recording Secretary</i> <i>Chief of Security</i> <i>Controller</i> <i>Director of Projects & Facilities</i>

Chairman Jerry Durkin called the meeting to order at 5:31 p.m.

Approval of Minutes: Chairman Jerry Durkin called for a motion to approve the August 2023 minutes as amended. Bob Talbot made the motion; it was seconded by Chad Terefenko.

The motion passed unanimously. (8-0-0)

Jerry Durkin presented the Chairman's Report.

Andrew Schumacher presented the CEO's Report.

Jeff Starr presented the Projects & Facilities Report.

Chief Jim Griner presented the Security Report.

Matt Nemes, Controller, presented the monthly financial statement.

Chad Terefenko made the following motion.

“The members of the Finance Committee approve the revised Finance Committee Charter and recommend that the PDPOA Board approve the revised Finance Committee Charter.”

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

Becky Brumley made the following motion:

“The members of the Finance Committee recommend the PDPOA Board approve the 2022 990-tax return as presented.”

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

Bob Talbot made the following motion:

“The members of the Finance Committee recommend the PDPOA Board approve the ad hoc working group’s access fee recommendation, with two changes: (1) change the 3-7 night rental pass fee to \$35 and (2) change the implementation date for the rental pass fee increase to a year from the date of Board approval.”

The motion passed. (6-1-0).

Chad Terefenko made the following motion:

“The members of the Finance Committee recommend the PDPOA Board approve the 2024 Capital Budget as presented.”

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

Becky Brumley presented the Strategic Planning Report.

Becky Brumley made the following motion:

“I move the Board to approve the Sustainability Committee Charter.”

Kurt Faires seconded the motion. The motion passed unanimously. (7-0-0).

Robert Lotstein presented the Short-Term Rentals-Phase II Report.

Brandon Smith presented the Greenwood Communities and Resorts Report.

Old & New Business: None

Chad Terefenko motioned to adjourn the meeting, and it was seconded by Kurt Faires. The motion passed unanimously. (7-0-0)

Adjournment: 6:57 p.m.

The meeting was followed by owner comments.

**The vote total changed after the approval of minutes due to one board member leaving early.*