

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

|                               |   |   |
|-------------------------------|---|---|
| <b>Board Members Present:</b> | Becky Brumley, <i>Chair</i><br>Jerry Durkin<br>Doug Luba<br>Kurt Faires (via Zoom)<br>Chad Terefenko (via Zoom) | Alice Bettencourt<br>Ed Garino<br>Brandon Smith<br>Bob Talbot (via Zoom)                                      |
| <b>Absent:</b>                | Dan DeMichele   |   |
| <b>Ex-officio:</b>            | Andrew Schumacher<br>Elizabeth Simpson<br>Matthew Nemes<br>Jeff Starr   | <i>CEO</i><br><i>Recording Secretary</i><br><i>Controller</i><br><i>Director of Projects &amp; Facilities</i> |

Chairman Becky Brumley called the meeting to order at 5:30 p.m.

Approval of Agenda: Chairman Becky Brumley called for a motion to approve the November Board Meeting Agenda. Jerry Durkin made the motion; it was seconded by Alice Bettencourt.

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

Approval of Minutes: Chairman Becky Brumley called for a motion to approve the October 2023 minutes. Ed Garino made the motion; it was seconded by Bob Talbot.

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

Owner comments were open for the November Board Meeting Agenda. There were no owner comments.

Becky Brumley presented the Chairman's Report.

Andrew Schumacher presented the CEO's Report.

Jeff Starr presented the Projects & Facilities Report.

Matt Nemes, Controller, presented the monthly financial statement.

Bob Talbot, Treasurer, presented the Treasurer's Report and made the following motion:

**“The members of the Finance Committee nominate Tammy Moore for a 3-year assignment to the PDPOA Finance Committee, beginning with the January 2024 meeting.”**

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

**“The members of the Finance Committee recommend the Board to confirm the following Finance Committee members and term limits: Bob Talbot, Treasurer and Finance Committee**

**Chair, term ends in 2026; Sean Moore, term ends in 2026; Jerry Durkin, term ends in 2024; Calvin Butts, term ends in 2026; Alice Bettencourt, term ends in 2025; Dale Dawson, term ends in 2025; Dan Ekberg, term ends in 2025; Jeff Kurtz, term ends in 2024. Becky Brumley, ex officio as Board Chair.”**

The motion was amended:

**“The members of the Finance Committee recommend the Board to confirm the following Finance Committee members and term limits: Bob Talbot, Treasurer and Finance Committee Chair, term ends in 2026; Sean Moore, term ends in 2026; Jerry Durkin, term ends in 2024; Calvin Butts, term ends in 2026; Alice Bettencourt, term ends in 2026; Dale Dawson, term ends in 2026; Dan Ekberg, term ends in 2026; Jeff Kurtz, term ends in 2024. Becky Brumley, ex officio as Board Chair.”**

The motion passed. (8-1-0)

Directors Brumley, Bettencourt, Durkin, Garino, Luba, Faires, Talbot, and Terefenko voting in favor, and Director Smith voting against.

Bob Talbot made the motion:

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

The motion passed. (8-1-0)

Directors Brumley, Bettencourt, Durkin, Garino, Luba, Faires, Talbot, and Terefenko voting in favor, and Director Smith voting against.

Bob Talbot presented the ARB Report and made the following motion:

**“The ARB nominates Thomas Belenchia to serve as a member on the ARB Committee.”**

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

Kurt Faires presented the Safety & Security Report and made the following motion:

**“The members of the Safety and Security Committee move that the PDPOA Board of Directors acknowledge that South Carolina State Law 56-5-2530 shall be the guiding document regarding parking on the roadways in Palmetto Dunes, which restricts parking on roadways but also permits the following:**

- To stop or stand momentarily to pick up or discharge passengers; and**
- To park a vehicle temporarily for the purpose of and while engaged in loading or unloading property.”**

The motion was withdrawn.

Kurt Faires made the motion:

**“The Safety and Security committee recommends that the Board accepts the Stantec Proposal of 10-10 2023 to study the General store intersection. The committee has reviewed the existing 2022 traffic data and support using this information for the study. The committee also suggests:**

- The Stantec representative shall review the study scope with the S&S committee.**

- **The study should be completed even if Greenwood does not offer financial support for the work.”**

The motion failed. (4-5-0)

Directors Brumley, Durkin, Luba, and Faires voting in favor, and Directors Garino, Talbot, Terefenko, Bettencourt, and Smith voting against.

Kurt Faires made the motion:

**“I motion the Board to confirm the following Safety & Security Committee members and term limits: Mike Carr, term ends in 2024; Kurt Faires, term ends in 2024; Erin Delores Gaian, term ends in 2024; Tom Lesnak, term ends in 2024; Tim Curry, term ends in 2025; Dan McMullen, term ends in 2025; Larry Minda, term ends in 2025; David Morrill, term ends in 2025; Greenwood Representative\*-Brandon Smith, term ends in 2025. \*Note 1-Greenwood representative is selected by Greenwood and approved by the PDPOA Board.”**

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

Brandon Smith presented the Greenwood Communities and Resorts Report.

Unfinished Business:

Bob Talbot requested an update on the next steps on the second access recommendations. Kurt Faires reported it would be on the Safety and Security Meeting Agenda on December 7, 2023 and then a recommendation would be brought to the Board.

Bob Talbot asked for a list of open action items. Andrew Schumacher reported that inflatable boats are not specifically prohibited, as the material of boats is not addressed.

Alice Bettencourt reported the other open items were:

- Safety and Security terms which had been addressed.
- Greenwood reporting back on Dunes House awnings, which Brandon said there would be no plastic signs.
- Name tags, which Andrew has documented in the files.

New Business: None

Alice Bettencourt motioned to adjourn the meeting, and it was seconded by Kurt Faires. The motion passed unanimously. (9-0-0)

**Adjournment: 6:50 p.m.**

The meeting was followed by owner comments.

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