

PDPOA BOARD OF DIRECTORS  
MEETING  
June 26, 2024  
5:30 PM | PDPOA Conference Room & Zoom

<b>Board Members Present:</b>	Becky Brumley, <i>Chair</i>	Alice Bettencourt
	Jerry Durkin	Kurt Faires
	Ed Garino (via Zoom)	Brandon Smith (via Zoom)
	Bob Talbot (via Zoom)	Chad Terefenko (via Zoom)

**Absent:** Doug Luba

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

Chairman Becky Brumley called the meeting to order at 5:32 p.m.

Approval of Agenda: Chairman Becky Brumley called for a motion to approve the June Board Meeting Agenda with the revision to add the Sustainability Committee's Report. Kurt Faires made the motion; it was seconded Jerry Durkin.

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

Chairman Becky Brumley called for a motion to approve the May 2024 Executive Session Minutes. Kurt made the motion; it was seconded by Bob Talbot.

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

Chairman Becky Brumley called for a motion to approve the May 2024 Meeting Minutes. Jerry Durkin made the motion; it was seconded by Kurt Faires.

The motion passed. (9-0-0)

Owner comments were open for the June Board Meeting Agenda. There were three owner comments.

Becky Brumley presented the Chairman's Report and made the following motion:

**"I move we approve the Administrative and Procedural Rules for the Election of Directors."**

Jerry Durkin seconded the motion. The motion passed unanimously. (9-0-0)

**“I move we approve the Administrative and Procedural Rules for the Annual Meeting Notice, Proxy, & Remote Participation.”**

Kurt Faires seconded the motion. The motion passed unanimously. (9-0-0)

Andrew Schumacher presented the CEO’s Report.

Chief Jim Griner presented the Security Report.

Matt Nemes, Controller, presented the monthly financial statement.

Bob Talbot, Treasurer, presented the Treasurer's Report.

Dixon Hanna presented the ARB Report and Becky Brumley made the motion:

**“The ARB recommends that the Board approve the revisions made by the ARB to the Design & Construction Guidelines as presented.”**

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

Kurt Faires presented the Nominating Committee Report.

Dave Morrill presented the Safety and Security Committee Report. Becky Brumley made the following motion:

**“The S&S committee recommends the exit lane automated traffic control arm be removed from the north gate location. We recommend the arm be relocated to the entrance lane at the main gate. It should only be operated when the gate is staffed in the evening hours. The illuminated gate arm will aid in identifying when the gate house is staffed for the entering traffic and will improve safety of the gate guards. The S&S committee supports the cost of moving the gate arm to improve worker safety.”**

Alice Bettencourt amended the motion to:

**“The S&S committee recommends the exit lane automated traffic control arm be removed from the north gate location as soon as possible.”**

Jerry Durkin seconded the motion. The motion passed unanimously. (9-0-0)

Alice Bettencourt made the following motion:

**“I move that the budgeted south gate exit arm not be installed.”**

Kurt Faires seconded the motion. The motion passed unanimously. (9-0-0)

Becky Brumley presented the Strategic Planning Committee Report. Alice Bettencourt made the following motion:

**“I move that the Board approve the charter for the Partner Relations Committee to implement Strategic Focus Area 3: Achieve mutually beneficial relationships with community partners to optimize the PD experience.”**

Kurt Faires seconded the motion. The motion passed unanimously. (9-0-0)

Alice Bettencourt made the following motion:

**“I move that the Board appoint the following committee members: Derek Dalton (chair), Alice Bettencourt, Dan Eckberg, Charles LoPresti, and Mary Ellen Prentis.”**

Jerry Durkin seconded the motion. The motion passed. (8-1-0)

\*Brandon Smith voted against the motion.

Tom Horne presented the Sustainability Committee Report.

Brandon Smith presented the Greenwood Communities and Resorts Report.

Unfinished Business:

Alice Bettencourt made the following motion:

**“I move that the Board approve the revised charter for the Executive Committee that aligns it with the Bylaw amendments approved by the PDPOA membership at the 2023 Annual Meeting.”**

Jerry Durkin seconded the motion. The motion passed unanimously. (9-0-0)

New Business: None

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

**Adjournment: 7:15 p.m.**

The meeting was followed by owner comments.

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