

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

Board Members Present: Kurt Faires, *Chair* Alice Bettencourt
Karen Booth (Zoom) Kelly Brown (Zoom)
Doug Luba Barbara McFadden
Brandon Smith Bob Talbot (Zoom)
Lee Whitehurst (Zoom)

Absent: Ed Garino

Ex-officio: Elizabeth Simpson *Recording Secretary*
Jim Griner *Chief of Security*
Matthew Nemes *Controller*

Chairman Kurt Faires called the meeting to order at 5:33 p.m.

Alice Bettencourt made the following motion:

“I move we move to Executive Session to discuss personnel issues.”

Barbara McFadden seconded the motion. The motion passed. (9-0-0)

The open meeting was called back to order at 5:46 p.m.

Kurt Faires made the motion:

“I move that the Board authorize the co-chairs of the Search Committee, Kurt Faires and Bob Talbot, to finalize an employment agreement with the preferred candidate for our new General Manager.”

Doug Luba seconded the motion. The motion passed. (9-0-0)

Approval of Agenda: Chairman Kurt Faires called for a motion to approve the October Board Meeting Agenda. Barbara McFadden made the motion; it was seconded by Doug Luba.

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

Chairman Kurt Faires called for a motion to approve the September 2024 Meeting Minutes. Alice Bettencourt made the motion; it was seconded by Barbara McFadden.

The motion passed. (9-0-0)

Kurt Faires presented the Chairman's Report and made the following motion:

**"I nominate the following slate of officers for the 2024-2025 Palmetto Dunes POA Board of Directors:
Vice Chair – Barbara McFadden
Treasurer – Bob Talbot
Secretary – Alice Bettencourt"**

Doug Luba seconded the motion. The motion passed. (8-1-0)

Brandon Smith opposed the motion.

**"I nominate the following slate of directors for the Executive Committee for the 2024-2025 Palmetto Dunes POA Board of Directors:
Barbara McFadden
Bob Talbot"**

Doug Luba seconded the motion. The motion passed. (8-1-0)

Brandon Smith opposed the motion.

**"I nominate the following chairpersons for the 2024-2025 Palmetto Dunes POA Committees:
Finance – Bob Talbot
Nominating – Barbara McFadden
Safety and Security – Dave Morrill"**

Alice Bettencourt seconded the motion. The motion passed. (8-1-0)

Brandon Smith opposed the motion.

Chief Jim Griner presented the Security 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 Dan Reginold for a 3-year term on the Finance Committee starting with the November meeting."

The motion passed. (9-0-0)

Bob Talbot made the following motion:

"The members of the Finance Committee recommend the PDPOA Board approve the 2025 Operating Budget as presented."

Brandon Smith amended the motion to:

“I move to amend the budget for Greenwood’s assessment increase or decrease to reflect the residential increase or decrease, which is zero.”

Barbara McFadden seconded the motion. The Board discussed that this would be for the 2025 budget only.

The motion passed. (5-3-1).

Alice Bettencourt, Kelly Brown, and Bob Talbot opposed the motion. Kurt Faires abstained.

Kurt Faires made the following motion:

“I move we approve the operating budget as amended with Greenwood’s assessment at zero.

The motion passed. (8-1-0)

Alice Bettencourt opposed the motion.

Kurt Faires presented the following motion:

“I move to nominate Karen Booth to serve as a member and board liaison of the ARB Committee.”

Doug Luba seconded the motion. The motion passed. (9-0-0)

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

“The members of the Safety & Security Committee recommend that the following slate of members be appointed for a two-year committee term effective November 2024: Mike Carr (second term), Tom Lesnak (second term), Robert Beliles (first term), Lee Whitehurst (first term), and Mike Archer (first term).”

The motion passed. (8-0-1)

Lee Whitehurst abstained from the vote.

Brandon Smith presented the Greenwood Communities and Resorts Report.

Unfinished Business: None

New Business: Kurt Faires brought up the idea of a community playground.

Brandon Smith motioned to adjourn the meeting, and it was seconded by Barbara McFadden. The motion passed unanimously. (9-0-0)

Adjournment: 6:38 p.m.

The meeting was followed by owner comments.