

PDPOA BOARD OF DIRECTORS  
MEETING  
February 26, 2025  
5:30 PM | PDPOA Conference Room & Zoom

<b>Board Members Present:</b>	Kurt Faires, <i>Chair</i>	Alice Bettencourt
	Karen Booth	Kelly Brown (Zoom)
	Doug Luba	Brad Marra
	Barbara McFadden	Bob Talbot
	Lee Whitehurst	

<b>Ex-officio:</b>	Bill Dix	<i>General Manager</i>
	Elizabeth Simpson	<i>Recording Secretary</i>

Chairman Kurt Faires called the meeting to order at 5:31 p.m.

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

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

Chairman Kurt Faires called for a motion to approve the January 2025 Meeting Minutes. Alice Bettencourt made the motion; it was seconded by Karen Booth.

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

Reports:

<https://pdpoa.org/wp-content/uploads/2025/02/Board-Packet-02-26-2025-OWNER.pdf>

Kurt Faires presented the Chairman's Report.

Bill Dix presented the Management Report.

Bob Talbot, Treasurer, presented the Treasurer/Finance Committee Report.

Barbara McFadden presented the Nominating Committee Report.

Steve Laskowski presented the Infrastructure and Accessibility Committee Report.

Brad Marra presented the Greenwood Communities & Resorts Report.

Unfinished Business:

Lee Shore

Kurt Faires made the following motion:

**“I move to cease any further work on creating a passive park and to move forward with selling the parcel(s).”**

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

Alice Bettencourt made the following motion:

**“I move that all committees and ad-hoc working groups working on 7 Lee Shore be dissolved.”**

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

ARB Design Guidelines

Kurt Faires made the following motion:

**“I move that the Board of Directors direct the General Manager to work with the ARB Committee to propose within 6 months, revised ARB Design and Construction Guidelines that are shorter, written in plain language, promote aesthetic consistency while allowing for flexibility, ensure alignment with both sets of covenants, and include guidelines to allow for optional pool fences and artificial turf, in line with our community standards.”**

Bob Talbot seconded the motion. The motion passed unanimously. (9-0-0)

New Business:

Amended Nominating Committee Charter

<https://pdpoa.org/wp-content/uploads/2025/02/Nominating-Committee-Charter-RevFeb2025.pdf>

Barbara McFadden made the following motion:

**“I move to accept the amended Nominating Committee Charter as presented.”**

Alice Bettencourt seconded the motion. The motion passed unanimously. (9-0-0)

Nominating Committee Member Appointments

Kurt Faires made the following motion:

**“I move to appoint Lee Whitehurst, David Gorka, Jean Smith and James Thomas to serve as members of the 2025 Nominating Committee.”**

Karen Booth seconded the motion. The motion passed. (8-0-1)  
Lee Whitehurst recused from the vote.

Amended Finance Committee Charter  
<https://pdpoa.org/wp-content/uploads/2025/02/Finance-Committee-Charter-RevFeb-2025.pdf>

Bob Talbot made the following motion:

**“I move to accept the amended Finance Committee Charter as presented clarifying the number of members.”**

Alice Bettencourt seconded the motion. The motion passed unanimously. (9-0-0)

Amended Executive Committee Charter  
<https://pdpoa.org/wp-content/uploads/2025/02/ExecComm-Charter-RevFeb-2025.pdf>

Kurt Faires made the following motion:

**“I move to accept the amended Executive Committee Charter as presented to conform with the 2024 amended Bylaws.”**

Bob Talbot seconded the motion. The motion passed unanimously. (9-0-0)

Additional Committee Report:

Jerry Bowling presented the Sustainability Committee Report and made the following motion:

**"The Palmetto Dunes Sustainment and Stewardship Committee moves that they be empowered to investigate the identification of a Preferred Contractor for hauling recycling and trash from Single Family Homes in our community."**

Alice Bettencourt made the motion:

**“I move to table the motion until the next meeting.”**

Barbara McFadden seconded the motion.

Resume New Business:

ARB Members

Karen Booth made the following motion:

**“I move that the Board of Directors reapprove, in accordance with the covenants and committee charter, the following ARB Committee members to serve for this**

**year's annual term: Dixon Hanna, Ed Finison, Thomas Belenchia, Maureen Glass, Doug Luba, and Dan Wolf."**

Kurt Faires seconded the motion. The motion passed (8-0-1).  
Karen Booth recused from the vote.

St. Andrews Gate Arm

Kurt Faires made the following motion:

**"I move that we withdraw the \$15,000 contribution from the Capital Expenditure Budget passed last year for the St. Andrews Gate Arm."**

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

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

**Adjournment: 6:43p.m.**

The meeting was followed by owner comments.