

PDPOA  
Board of Directors  
1/6/05

Board Members:     Ed Batten  
                         Jack Hawkins  
                         Bob Houlihan  
                         Nancy Soifer  
                         Bill Thomas  
                         Peg Weschke

Members:             Carol Hartlove  
                         Doug Hartlove  
                         Leslie Howard, ARB  
                         Phil Porter  
                         Wes Warren

Greenwood:           Bob Sharp, General Manager  
                         Andrew Schumacher, Asst. General Manager

Engineer:             Tim Johnson

Bill Thomas called the meeting to order at 2:00 p.m.

Minutes from the previous meeting were approved as presented.

President's report – Bill Thomas

Bill discussed a request that came from the Marriott for the names of residents of PD for the purpose of sending out an advertisement. It was advised that the PDPOA would not supply names and that the Marriott should send their advertisement to "Resident".

Private Citation System – There will be a committee of five people: two from the Board, two from Greenwood, and one from the commercial interests. Bill made a motion to appoint Wes Warren and Andrew Schumacher as the Board appointees. The motion was seconded and approved unanimously.

Bill mentioned an Island Packet article regarding problems that communities have when the common property is turned over to the residents. The main problem is the lack of reserve funds.

General Manager's report – Bob Sharp

Beach walk lawsuit – An agreement has been drawn up as discussed in the December meeting, and presented to the effected party. She is reviewing it with her lawyer and we are awaiting her approval.

Domino's Pizza – They have two decals that PD has allowed to be passed between drivers. They have copied the decals and distributed them to a large number of drivers in violation of the rules. When this was addressed to the owner, he responded with foul

language and racial slurs. A warrant has been issued for his arrest. A request from Domino's HQ for the tape has been denied unless the owner agrees.

Waste Management trucks were leaking fluid. This has been addressed and repairs have been made.

The PSC is almost ready to be implemented. The final step of completing the database is currently underway.

Minor repairs are being made to the leisure path.

Bob felt a policy is needed regarding debris pickup.

Treasurer's report – Jack Hawkins

Molly Lemon was not available. The report will be issued in the near future. A dues notice will be sent out shortly.

ARB – Leslie Howard

December activity:

2 – additions, both approved.

Leslie reported that there had been 32 demolitions to date. There are 98 undeveloped lots in PD.

Community meetings – Bill Thomas

Meetings have been scheduled for January 17 and 24, 2005 at 2:00 p.m. The main topic of the meetings will be the bike path.

Tim Johnson, the engineer, gave an overview of the Mariner's bike path project. He discussed both conceptual objectives and the details of the proposal. His proposal does not impact any private property. The path maintains a width of 6 – 8 feet throughout. He tried to create a safe, natural path avoiding displacement of berms, and the removal of trees. He mentioned the concept of a one-way bike path. The consensus was that it would be difficult to enforce. The design has a total of nine street crossings. The owners of 67 residences that the path crosses in front of may feel their property will be encroached upon. The path, however, is entirely on PD right-of-way. Tim mentioned various considerations which included: focus on critical crossings, avoid path construction during peak season, and the consideration of financial mitigation toward effected property to offset landscaping and irrigation costs. Tim will present the plan at the two community meetings. Peg felt it important to present a clear position from the Board endorsing and supporting the proposal. Tim gave a ballpark cost estimate for the total project of \$455,000.

Wes raised the question as to whether the property owners should vote on the proposal. Bill felt this should be a Board decision.

Additional topics to be presented at the meetings are:

PCS – Wes Warren

Rental Agency Agreement – Wes Warren

Transition update – Wes Warren

Storm fund assessment – Ed Batten

Mooring Buoy/Sea Lane bike path – Bob Sharp/Bill Thomas

Peg Weschke will act as moderator.

#### Software update – Peg Weschke

Peg gave an overview of her proposed software system upgrade. She presented a chart which compared the present system with the proposed upgrade. She explained the various shortcomings of the present system. The cost and benefits were discussed. Peg recommended pursuing a proposal made by AVGAR Integrated Systems. She also made recommendations for additional software to meet the needs of security, fixed assets accounting, telephone system, etc. Peg laid out her course of action. She will provide monthly updates as she proceeds. A motion was made by Bob Houlihan to support Peg's proposal and for her to proceed. The proposal was seconded and approved unanimously.

#### Communications committee – Peg Weschke

Peg will continue to work to organize the community meetings.  
The newsletter will be out shortly.

#### Finance committee – Ed Batten

Ed distributed an updated 2005 budget. It contains a \$66,000 reduction in expenses. An estimate has been received for a proposal to do a "reserve study". The cost of the proposal is \$6,000. They will begin the study in the near future. The intent is to have the study available for the March Board meeting.

#### POCC

Bob Sharp will schedule a meeting for January 20, 2005.

#### Security – Nancy Soifer

Nancy reported that she has arranged for a new security vehicle and it will be delivered in about five weeks. Bob is working on the approval for the vehicle.

#### Rental Agency Agreement – Wes Warren

An analysis showed that 27 companies currently rent properties in PD. 11 of these companies handle 92% of the rentals. The RAA will be entered into with these 11 companies. Jack made a motion to authorize the president to sign these agreements as they are entered into with each of these companies. The motion was seconded and approved unanimously.

#### Member comments

A question was asked regarding when the Dunes Buggy would start operating this Spring. Andrew answered that it would start operation on March 21 and continue through September 10.

The meeting ended at 4:20 p.m. and the Board went into Executive Session.