

PDPOA  
Board of Directors  
3/3/05

Board Members: Ed Batten  
Phil Burger  
Rich Femano  
Jack Hawkins  
Bob Houlihan  
Dave Nelson  
Nancy Soifer  
Bill Thomas  
Peg Weschke

Members: Don Arboe  
Dean Eayre  
Carol Hartlove  
Doug Hartlove  
Leslie Howard, ARB  
Phil Porter  
Wes Warren

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

The minutes were approved as revised.

President's report – Bill Thomas

Last weekend (Saturday night, 2/26/05) there was some vandalism. Several signs and light bulbs were damaged. Information has been turned over to the Sheriff's Office for investigation.

The reserve study is under review. Within a week we will be getting back to the company that conducted the study. Wes has been holding by-law review meetings. A draft with suggested changes will be brought back to the Board by April or May.

Bill discussed the list of motions that has been prepared for 2004/2005. Wes mentioned that a catalog of topics is maintained in the PDPOA office.

PD Club committee – Dave Nelson

Dave said the Club is meeting with their members on April 9<sup>th</sup> to discuss the proposal to affiliate PDPOA. A joint meeting will be held subsequent to that.

Habitat for Humanity Home – Dave Nelson

Dave discussed having PD sponsor a Habitat for Humanity home. Dave is looking for the Board to endorse the pursuit of a campaign to solicit support from PD residents. The target would be to raise \$40,000. Dave will seek support from the Board in the near future.

#### Transition – Wes Warren

The target date to sign the agreement is March 31, 2005. Wes said a motion was needed to authorize the president or vice-president when it is ready. Jack made such a motion. It was seconded and approved unanimously.

Wes discussed the use of PDPOA funds to cover the cost of various pre-transition expenses. Ed made a motion to use these funds for pre-transition costs. The motion was seconded and approved unanimously.

#### General Manager's report – Bill Thomas for Bob Sharp

An agreement has been reached with Domino's Pizza to resume operating in PD. Two PD security officers are suing Mr. Case of the local Domino's operation.

Tim Johnson, our engineer, should finish the cost estimate for the leisure path within the next two weeks.

The proposed office for PDPOA operations is 23A Shelter Cove. Bob Sharp has met with a contractor who said changes could be made within four weeks. The target is for a 10/1/05 occupancy.

Bob Sharp has presented a letter of complaint to a contractor who has occasionally worked in PD without ARB approval. The letter advises him to stop this practice.

#### Treasurer's report – Jack Hawkins

Jack presented Molly's report for the ARB and PDPOA for January.

#### ARB – Leslie Howard

February activity:

- 2 – new construction
- 2 – renovation/addition
- 3 – pools

The PPG revisions are complete and will be ready for publication next week.

There was a discussion about the beach walk at 8 Man O' War. The walk goes to the high water line. The OCRM (Office of Coastal Resource Management) has approved this walk. Phil is looking into this situation and will report back to the Board.

Phil discussed the request of the Town for a copy of our Disaster Recovery Plan. Ed expressed a concern of doing so, without understanding the purpose of town's interest. Ed further expressed a concern that something in our plan may preclude PD from getting coverage from FEMA funds in the event of a disaster. The decision was made not to send the report as it is still under development.

#### Communications report – Phil Porter

3/11/05 is the deadline for the next newsletter.

#### Finance report – Ed Batten

Ed has sent out an email report. Ed mentioned that we had received a \$22,000 legal bill, most of which related to Queen's Grant. The 2004 audit is completed and is awaiting sign-off.

#### Lagoon – Bill Thomas

Bill discussed a note he received from Bob Sharp regarding boat standards. Bill will set up a meeting in the near future. The only standard is that a boat must be electric. It was mentioned that PD Outfitters will have one gas powered boat for use in emergency situations.

#### Legal report – Rich Femano

Rich is working to update the Resident's Guide. Rich raised a question about the display of bikes at PD Outfitters. Bill has passed the comments on to Bob Sharp and Frank Betz. A question was raised about asking Greenwood to indemnify PDPOA from liability from the operations of PD Outfitters. Wes will bring this request to Greenwood.

#### Long Range Planning – Bill Thomas

A meeting is planned for 3/4/05.

#### Nominations committee

There will be an article in the March newsletter.

#### Regime committee

There is a meeting on 3/10/05 at 10:00 a.m.

#### Security liaison – Bob Houlihan

Bob said that he, Peg and Nancy met with Jack Mullin regarding security software needs.

Jack reported that activity has increased significantly over the last few weeks.

Phil commented that rental companies have expressed a need for tie-in to security regarding alarms.

In a response to a question from Bill, Phil commented that three rental agency agreements have been signed.

#### Member comments

Don Arboe, a member, said while he has seen more compliance to the requirement of the commercial vehicle signage, there is still a substantial number of vehicles without signs. He is concerned that security is not strictly enforcing the rule. Bob Houlihan said he would discuss this matter with Bob Sharp.

The meeting ended at 3:15 p.m.

There was no Executive Session.