

PDPOA  
Board of Directors  
4/07/05

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

Members: Greta Bowe  
Jack Bowe  
Leslie Howard, ARB  
Molly Lemon  
Phil Porter  
Wes Warren

Greenwood: Bob Sharp, General Manager  
Andrew Schumacher, Assistant General Manager

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

Minutes of the previous meeting were approved as presented.

President's report – Bill Thomas

Bill read several notes that had been sent in by members along with their dues payments.

Bill discussed revising the 2005 capital expenditure budget. The revised budget would include paving of Mooring Buoy, the St. George footbridge repair, the first phase of the bike path, and repaving Swingabout. Ed Batten made a motion to approve \$290,000 for capital expenditures. The motion was seconded and approved unanimously.

Bill stated that one of the most frequent complaints by residents is the prohibition of outside speakers. Bill proposed making a recommendation to Greenwood that the prohibition be removed. Excess noise would be enforced by the rules under the private citation system. Phil expressed concern over removing the rule, and creating a potential problem. Dave made a motion that Greenwood be asked to remove the outside speaker prohibition. There was no second and the motion was withdrawn.

Transition meeting – Bill Thomas

The first transition meeting internal to PDPOA is set for 4/12 at 3:00 p.m.

The transition agreement has been signed. A question still exists about a piece of property and it is currently being discussed with Greenwood.

Cable fee – Bill Thomas

Bill said that with the addition of Hargray as a cable provider, Hargray will be paying a 2% fee to the gated communities for services sold within those communities.

Future Board meetings – Bill Thomas

Bill passed out a proposed list of future Board committees. The proposal eliminates the following committees: Covenant Compliance, Regime, Security, and Bike and Safety. It adds: Public Policy and Compensation & Benefits committees.

General Manager's report – Bob Sharp

Bob discussed a meeting that was held with the Town to review the proposed leisure path. Sally Krebs made several suggestions that will be considered. Staff approval from the Town will be required. Work has to start within one year from the date of approval. Bob said that part of the plan is to meet with each affected property owner.

Bob said that he will be meeting with Hargray to discuss the capabilities they have to offer. Peg will join Bob in that meeting.

The fish release is scheduled for 4/23.

Treasurer's report – Jack Hawkins

Molly Lemon gave the treasurer's report for the ARB and PDPOA for February. Molly reported that 1300 members have currently paid their dues. This is on track with last year.

ARB – Leslie Howard

Leslie reported the following activity from the last ARB meeting:

New construction – 0

Renovations/additions – 1

Pools – 1

A resident sent a letter complaining about beach parking at the intersection of Mooring Buoy and Port Tack. They complained about cars parked both on the shoulder of the road and on a vacant lot. It was discussed by the Board that security can give a ticket for cars parked on the road, but since there are no complaints from the lot owner, cars parked on the lot will not be ticketed.

Communications – Phil Porter

Phil is evaluating the cost/services advantages between Mailboxes and Insty-Prints. The deadline for the next Perspective is 6/10.

Finance – Ed Batten

Ed stated that expenses are on target for the month of March.

Assessment collection is slightly ahead of last year. Late notices with an interest penalty will go out on 4/30.

Legal – Rich Femano

Rich stated that he is working to get out orders for approximately 120 property owner guidelines pamphlets.

#### Long range planning – Bill Thomas

Bill went over the proposed capital expenditure highlights for the next two years.

2006: \$387,000 to include: tide gates, Full Sweep resurfacing, two new jeeps, and the second phase of the bike path.

2007: \$466,000 planned.

Phil commented that based on security vehicle mileage a new vehicle will have to be replaced every year.

#### Nominations – Nancy Soifer

Nancy put an article in the newsletter requesting candidate resume. Jack Hawkins will be resigning at the end of this operating year and his position will need to be filled.

#### Regime – Wes Warren

Wes gave a brief overview of the recent regime meeting. Rental companies will be invited to future meetings. Property management companies are currently invited.

Bill noted that on 4/20 at 2:00 p.m. the next Leamington/PDPOA meeting will be held.

#### Security – Nancy Soifer

Nancy stated that she felt there would be some major issues for the Security committee to work on during and after transition. She felt that the committee would be needed for a period of time.

#### Transition – Wes Warren

Wes thanked the Board members for their efforts in making the agreement possible.

The target date for the opening of the new office is set for 10/1.

Physical transition of operations is set for 12/31.

Wes will be putting together a timeline for activities including the transition of Board operations to the GM.

Wes distributed a proposed set of by-law changes to the Board members. He discussed a number of the changes. The proposed changes will be discussed at the next Board meeting. A copy of the new by-laws will be included in the next newsletter.

#### Private citation system – Wes Warren

Voluntary payments of citations has been fairly low. To date, 25 citations have been issued. (10 have been paid, for a total of \$450, and there have been two appeals in process). A follow-up form letter will be sent out if payment is not received. Consequences will include an addition to the annual assessment and the non-issuance of a new auto decal to property owners. Commercial violators will be subject to the immediate loss of their decal. Guests will be prohibited from entering PD. Notice of unpaid fines will be sent to the property owner/rental company and a state citation issued.

Rental Agency Agreement – Five have been signed, several more are being pursued.

The meeting ended at 4:00 p.m.

There was no Executive Session.