

PDPOA
Board of Directors
6/02/05

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

Members: Dean Eayre
Leslie Howard, ARB
Molly Lemon
Phil Porter
Wes Warren

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

Guest: Jim Paleo, General Manager – Hilton Oceanfront Resort

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

Minutes of the previous meeting were approved as presented.

Update on Hilton Oceanfront Resort – Jim Paleo, General Manager

Jim Paleo provided an update on the cooling tower situation. A new stainless steel tower will be delivered and installed by mid-month. The new tower has variable speed and low vibration motors. This should reduce the noise impact. Phil asked for and received permission from Jim to put an update on the website and in the newsletter.

President's report – Bill Thomas

Bill said in the future a packet will be sent out to each Board member on the Friday before each meeting. The packet will include letters sent out, committee reports, etc. The deadline for inclusion in the packet is Thursday of the day before. This information will also be sent to Bob Sharp.

Bill passed out Resort Quest information folders. Resort Quest is asking for Board support in an appeal they are making to the town. They are making an appeal to be allowed to put up a tent at the Dunes House for specific events. Current town rules prohibit the erection of a tent because the tent bisects the dunes line. In return for Board support they have provided a list of conditions (mostly security related) under which they

will operate the Dunes House. A brief discussion ensued. Wes stated that Resort Quest has been very cooperative regarding the rental agency agreement. Bill will meet with Resort Quest and discuss the concerns of the Board.

A separate issue developed regarding the Resort Quest use of the trademark "Palmetto Dunes Resort". The Board expressed substantial concern over this, Bill will also discuss this issue with them.

Bill passed out a letter that addressed the lagoon agreement with Leamington. Leamington will pay for 15% of the cost of major repairs.

Bill said that Leamington has called for an Executive meeting with the PDPOA to discuss the by-law changes.

Bill read a letter regarding the "exclusive" agreement between Adelpia and Greenwood Development. Adelpia has been asked to produce a copy of this agreement by July 1, 2005.

General Manager's Report – Bob Sharp

Bob said that a walkthrough was conducted on the course of the proposed leisure path. Tim Johnson is currently writing the narrative for the Town permit. This will be presented at the July 25/26 property owner information meetings.

Sea Lane repairs are complete and the lines are to be painted shortly.

Bob discussed a long term approach to the landscaping of the front entrance area.

Divers have inspected the St. George footbridge. They found no worms in the pilings. The cost of protecting the pilings is \$350 each. There are 18 pilings. The repairs to the footbridge will include making it handicapped accessible.

Queens Folly leisure path repairs will be delayed until after the season. Bob gave an update on sign vandalism.

Treasurer's Report – Jack Hawkins

Jack reported that through May we have collected \$48,200 in membership dues.

Molly gave the April report for both the POA and the ARB.

ARB – Leslie Howard

May activity:

New construction – 3 (1 approved, 2 no decision)

Renovations/additions – 0

Pools – 4 (3 approved, 1 disapproved)

Two demolition permits have been issued (3 Lookout and 21 Brigantine). This brings to date 34 demolitions, 17 of which are oceanfront.

Communications report – Phil Porter

June 11 is the deadline for the next Perspective. This issue will include the proposed by-law changes.

Community meetings will be held on July 25 and 26. Bob will arrange for the conference rooms.

There will be a September issue of the Perspective which will include the proxy notice for the annual meeting.

Covenant Compliance – Dean Eayre

Dean stated a new policy that has been put in place. The policy states that when a rental agency calls in for passes they will be limited to six passes for a property unless they can justify receiving a larger number.

Finance Report – Ed Batten

Ed sent out an assessment collection analysis. The final past due notice for delinquent assessments is being sent out. The next step will be with an attorney.

Approximately \$300,000 is in the storm reserve fund.

The repair and reserve fund should be \$545,000 per year with a 4% annual inflation rate.

A five-year financial plan has been developed. A new account called the Infrastructure Enhancement Account will be established. This account will cover additions and enhancements to the PD site. The plan will be distributed to the Board by the next meeting.

Ed discussed some of the tax issues that will arise after the transition.

Lagoon Committee – Phil Burger

Phil presented a proposal to engage Tim Johnson to plan and budget the construction of the lagoon tide gates in an amount not to exceed \$10,000. PDPOA funds shall be used for this purpose. The motion was seconded and approved unanimously.

Nominating Committee – Nancy Soifer

Nancy has received two applications for people seeking positions on the Board.

Regime Committee

Queens Grant II has asked for a copy of the transition agreement. Both Greenwood and PDPOA have declined providing a copy until after the agreement has been recorded.

Wes estimated that the Queens Grant lawsuit is at least 1 ½ years away from a decision.

Transition Committee – Bill Thomas

The by-law amendments have been put on the website. Most comments received were with regard to the 15% quorum and the fact that Greenwood has 100 votes.

A transition agreement issue exists regarding the lot size next to Alexander's. Another transition topic that needs to be discussed is an easement for a bike path through the tennis court area.

A survey will be conducted between the Hilton and the Hampton to determine if the bike path is in the easement area.

Wes received prices for the furniture that is presently at new office site. He is also discussing the purchase of the existing telephone system. Wes asked for approval to purchase the furniture in the conference area and the telephone system with a price limit. The motion was seconded and approved unanimously.

Fire station: A motion was made by Wes Warren to send a formal proposal to the Town for purchase of the fire station building. The motion was seconded and approved unanimously.

Peg presented a proposal from Progressive Technology to provide IT support. The proposal is to purchase a 100 hour block of time at an annual cost of \$9,500. She moved to approve this contract. The motion was seconded and approved unanimously. The contract would go into effect upon its signing.

Member comments

Phil mentioned that the PD Outfitters have moved their equipment back from the road.

Dave asked for permission to have a notice placed on the community sign to announce the Habitat for Humanity campaign. He made a motion. It was seconded and approved unanimously.

The meeting ended at 3:30 p.m. and the Board went into Executive Session. No action was taken in the Executive Session.