

PDPOA
Board of Directors
7/7/05

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

Members: Don Arboe
 Leslie Howard, ARB
 Joyce Kopenhaver
 Eileen Lester
 Carol Mullally
 Jules Perella
 Phil Porter
 Wes Warren

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

Phil Burger, covering for president Bill Thomas, called the meeting to order at 2:00 p.m.

Minutes of the previous meeting were approved as amended.

President's report – Phil Burger

Outside work times: Bob Sharp stated that a number of requests have been made to change the hours that work is allowed in PD. This topic will be covered at the next meeting.

ARB administrator: Leslie Howard will be resigning and a new administrator has been hired. Leslie will assist in the transition. Beth McDowall is the new administrator.

Palmetto Perspective: The timing for release of an issue creates a logistics problem with regard to the annual meeting. Phil Porter has several actions he will take to improve this situation.

Property owners meeting: July 25 and 26, at 2:00 p.m. Topics will include infrastructure update and transition. Bob Sharp and Peg will put together an agenda.

Board of Directors meeting date: Ed Batten commented that in order to have a more timely response to financial information the meeting date should be moved to the third Thursday of the month. Bob Houlihan made a motion that the transition from the first to the third Thursday take place in August. That month there will be two meetings, August 8 and August 18. The motion was seconded and approved unanimously.

Fire station: In response to the PD proposal to purchase the fire station, the Town stated they were not interested in selling at this time.

General Manager's report – Bob Sharp

An effort has been made to reduce security expenses. Greeters have been hired to man the gates. They do not have arrest powers. A resident asked a question about manning the gates. Bob explained the roles of the various security positions. Rich suggested that an unused patrol car be parked at the gates to give the appearance of a greater security presence.

Mail boxes are being repaired. The effort has started on Mooring Buoy and it is planned to be completed throughout the resort.

Treasurer's report

No report was provided.

ARB report – Leslie Howard

June ARB meeting:

New construction – 1

Renovations/additions – 2 (one had no decision, problem with the survey)

Pools – 0

Bike committee – Ed Batten

PD Outfitters is currently the supplier of most of the bikes in the resort.

Don Arboe commented that the lot by PD Outfitters had a tendency to be jammed with cars on Saturdays as people rented bikes. Andrew Schumacher stated that PD Outfitters is encouraging people to come to their site by the Dunes Buggy and then ride home.

Communications – Phil Porter

It is expected that the Perspective should be ready for mailing by Monday. The deadline for the September Perspective is August 12. Wes commented that because the September Perspective contains information regarding the Annual Meeting it has to be mailed by September 22.

Phil will use the most efficient vendor for preparing the newsletter for printing and mailing.

Finance – Ed Batten

Ed has sent out an email to Board members updating them on the current financial status.

Lagoon committee – Phil Burger

A meeting will be held tomorrow with Leamington to discuss the lagoon agreement. Phil made a motion to authorize the president to sign the agreement as presently written. The motion was seconded and approved unanimously.

A resident asked a question about having Greenwood clean the lagoon before the transition. It was explained that even if Greenwood did so, the funds would come from the POA.

Legal – Rich Femano

Rich commented that he just completed mailing out 200 owners guides.

Nominations – Nancy Soifer

Nancy is waiting for additional applications. Interviews with prospective candidates will be held in the near future. The target for completion is the end of July for inclusion in the September newsletter.

POCC – Phil Burger

Due to the lack of activity this committee will be discontinued. Jules Perella expressed concern over its elimination. He felt that this committee provided an important means of communicating with commercial establishments. Wes pointed out that the new by-laws call for quarterly meetings that include the commercial interests.

Regime committee – Jules Perella

Jules commented that the most frequent topic that comes up from the regimes is that of the entrance gate. The next regime meeting is scheduled for the second Friday of September.

Security – Jack Houlihan

Jack gave a report on his experience of riding with security on a Saturday night. He was very impressed with the level of professionalism shown by the officers. Jules suggested that the opportunity to ride with security be opened up to residents. This comment will be brought to the security manager.

Bob Sharp stated that patches indicating an officer is CPR trained have been ordered. Those officers trained in CPR will wear them.

Transition – Wes Warren

Wes stated that we are on schedule according to the transition plan.

Entry gate: A meeting will be scheduled with PD, the Marriott and GE later this year. A key aspect to making the meeting successful is to show GE the benefits they will realize from a single entry gate. One of the key benefits will be a reduction of their parking problems.

Transition budget: Wes made a motion to increase the budget from \$100,000 to \$125,000. The motion was seconded and approved unanimously.

Furniture: Furniture and fixtures have been ordered. A request will be made of PD residents to donate painting, decorations, etc. for the offices.

Member comments

Eileen Lester, a resident, commented on the number of bikes and their presence all over the roads. Wes commented that there is a bike rules pamphlet. Bike renters will be encouraged to distribute it.

Dave Nelson expressed concern over the number of cars parked on the Mooring Buoy/Offshore vacant lot. A number of cars had wheels on the road. A resident commented that it was nice that the owner allowed parking.

A resident asked for a bike rack on the Mooring Buoy walkway to the beach. This will be looked into.

Don Arboe raised a question as to whether the Fire Department property would have an impact on the main gate.

Don Arboe also asked if PD Outfitters will pay a fee for the cost of the lagoon. Ed Batten stated that PD Outfitters pay an annual assessment.

The meeting ended at 3:20 p.m. and the Board went into Executive Session.

No action was taken in Executive Session.