

PDPOA
Board of Directors
8/4/05

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

Members: Dean Eayre
Don Kopenhaver
Molly Lemon
Ed Lester
Phil Porter
Wes Warren

ARB Beth McDowell

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

Guests Adelphia Team

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

Bill introduced the Adelphia team. They made a presentation on the products and services they offer. They explained developments with regard to the company's purchase. They answered a number of Board member and resident questions.

Minutes of the previous meeting were approved as amended.

President's report – Bill Thomas

Bill explained that future agendas will only list committees that have a report to present.

Bill commented that the community meetings were well received.

The next Board meeting is August 18, and the subsequent one is September 15.

The next Perspective has the deadline of August 12 for all input.

Bill distributed a proposed agenda for the annual meeting that Peg had developed.

General Manager's report – Bob Sharp

Bob distributed a landscaping proposal. Ed advised Bob to wait until next year for implementing the proposal. A motion was made to implement the proposal. It was seconded and approved unanimously.

Bob gave an update on infrastructure activity. He reported that Town approval for the leisure path should be received shortly.

Bob reported that flags from the median by the General Store have been stolen.

Bob reviewed the topic of bike access to PD from non-residents/guests. He presented several proposals to prevent access. Rich and Dave made comments over the difficulty of enforcing bike access. The bike committee will review this issue.

Treasurer's report – Jack Hawkins

Molly presented the POA and ARB report for June.

Molly gave an update on dues income and the current status of expenses toward furnishing the new office.

Ed questioned the need for including the budget in the newsletter since it will only be a six month budget as a result of the turnover. Wes stated that the by-laws do not require a budget be published, only a balance sheet is required. The budget beyond six months will be folded into the overall budget after transition.

ARB – Beth McDowell

Beth presented the ARB report for July.

New submissions

New construction – 2

Renovations – 5

Pools – 1

Active projects

New construction – 26

Renovations – 18

Pools – 11

Bill commented about the intention to hold contractors to plan on all future projects.

Bike usage – Dave Nelson

Dave discussed an email that he had sent to Board members. Ed mentioned that current leisure path rules need to be updated and have PD Outfitters distribute them to bike renters. Ed will call a meeting of the bike committee to discuss this as well as other bike issues.

Communications – Phil Porter

All the data for the annual meeting as well as mail-back cards will be included in the next Perspective.

The newsletter size is increasing due to the increase in advertising. There was a request for the communications committee to review advertising requests and develop a policy.

Covenant compliance – Dean Eayre

Dean reported that there has been a number of complaints about unkempt yards. Dean said letters will be sent to offending property owners.

Dean reviewed the issue of excessive parking at the Mooring Buoy/Offshore area. Dave suggested that “no parking” signs be posted at this location. Bill added that the Board should make a policy decision on enforcement of beach parking on the road.

Finance – Ed Batten

Ed's financial statement was included in the meeting packet.

Lagoon – Phil Burger

Phil reported on an inspection tour that was recently made of the lagoon system. He observed that there are large sections of lagoon bank that is caving in. He has sent out a report to Board members.

Ed commented that he has seen several people empty their pools into the lagoon, which is against the covenants.

Wes pointed out that what once was Picnic Island is now a bird sanctuary, and is called Bird Island. It is no longer available for recreational activities.

Legal – Rich Femano

Rich made a comment that security should be a bit more proactive. He felt they should enforce violations if they see them, rather than waiting until they are reported.

Nominations – Nancy Soifer

Nancy will report in the executive session.

Security liaison – Bob Houlihan

Bob will report in executive session.

Transition – Wes Warren

Wes reported that transition activities are still on schedule.

Wes brought up the topic of newsletter distribution to non-owners. After transition, non-PD owners will only receive the newsletter by becoming an associate member. Notices to this effect will be included in the next two issues. Wes will work with Phil Porter to create the notice.

Member comments

Dean Eayre asked if he could have a copy of the information packet prior to the meeting. It was decided that in the future copies will be sent to committee chairs. In addition, a few copies will be available at the meeting.

Dean raised the question of voting rights being given to commercial interests. Ed and Bill commented that there are some tax considerations that have to be considered as part of this voting right issue.

The meeting ended at 3:40 p.m. and the Board went into Executive Session.

No action was taken in Executive Session.