

PDPOA  
Board of Directors  
10/20/05

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

Members: Dean Eayre  
John Joseph  
Molly Lemon  
Bob McArthur  
Phil Porter  
Wes Warren

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

ARB: Joanne Dugle

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

The minutes of the previous meeting were approved as amended.

ARB – Joanne Dugle

Joanne presented the ARB construction activity report.

New construction/renovation	30
Under review	12
Demolition	1
Complete-need inspection/re-inspection	12
Approved – not started	7
<u>No activity</u>	<u>0</u>
Total projects	62

Joanne presented a set of ARB issues for the Board to review. A number of comments were made. All comments are to be forwarded to Bill and will be discussed at the next meeting.

It was reiterated that the start time for construction is 7:00 a.m.

President's report – Bill Thomas

Queen's Grant II lawsuit – A suit has been filed by Queen's Grant II against PDPOA and Greenwood regarding the changing of covenants.

Beach erosion – Bob Sharp took pictures of the situation and is forwarding them to the Town. A major complaint has been why the fence was removed from the beach.

Bill asked for permission from the Board to send a letter voicing concern over the removal of the fence and request that it be reinstalled. Peg suggested that an article on this subject be included in the next Perspective, including a suggestion for a letter writing campaign to deal with beach erosion.

Phil reported that the OCRM has approved a re-nourishment plan and it may be started after 11/15/05.

Bill made a motion to establish a legal services policy. The motion stated that contact with outside legal services is limited to the General Manager and the Executive committee of the Board. The motion was seconded and approved unanimously.

Bill presented the program for the Annual Meeting.

Dunes Buggy update – Ed Batten addressed issues regarding the LLC structure that controls the Dunes Buggy operation. Ed expressed concern that the LLC may have an impact on the ability to file as an 1120H corporation. Inability to file as such would have a negative tax impact.

General Manager's report – Bob Sharp

Bob gave a brief update on infrastructure activity.

Treasurer's report – Jack Hawkins

Molly Lemon presented the financial report for the first quarter (7/1/05 - 9/30/05).

Molly reported that she is reporting on transition issues.

ARB liaison

Bill Thomas will be covering this role in the future.

Communications

The deadline for the next Perspective is the first week of December. Bob reported that he is engaging someone to handle the newsletter after the transition.

Covenant Compliance

In the future, the Covenant Compliance minutes will be included in the Board packet.

Finance – Ed Batten

Ed reported on the terms and conditions of a line of credit to be used in the event of a storm clean-up. The proposal came from Sun Trust Bank. The target is to close on this line of credit by February 2006.

Ed made the following motions:

1. The Board approve and adopt the Reserve Study, dated August 23, 2005, provided by Miller, Dodson Associates, Inc. The motion was seconded and approved unanimously.

2. The Board approve increasing the transfer fee from \$100 to \$200, effective January 1, 2006. The motion was seconded and approved unanimously.
3. The Board approve a 5% increase in the Residential and Commercial Assessment for 2006. The motion was seconded and approved unanimously.
4. The Board approve a special Storm Reserve Assessment of \$150 per property owner for 2006; thus implementing the second year of a five year plan to build a storm reserve fund of at least \$1.5 million as described to the property owners at the 2004 annual meeting. The motion was seconded and approved unanimously.
5. The Board approve and adopt the PDPOA 2006 Operating Budget as presented. The motion was seconded and approved unanimously.
6. The Board approve and adopt the PDPOA 2006 Capital Budget as presented. The motion was seconded and approved unanimously.
7. The Board approve and adopt the financial policy pertaining to the authorization to sign checks as presented. The motion was seconded and approved unanimously.

#### Legal – Rich Femano

Rich expressed concern over the County tax assessment refund situation. It was suggested that Ed or Rich draft a letter for the Board's review. It was also suggested that an article be put in the next Perspective.

#### Regime

Bob Houlihan will chair this committee in the future.

#### Transition

An insurance agent has been selected to administering employee benefits.

Bids are out for quotes on workman's compensation and liability insurance.

Computers are installed in the new office.

A motion was made to use the Association Voice website and to allow advertising on the website. The motion was seconded and approved unanimously.

The vacant half lot on Full Sweep will be transferred as part of the transition.

The new covenants will be recorded after transition. That will allow Queen's Grant access to them.

The Marriott bridges and land will be transferred to the POA. An agreement cannot be reached regarding GE takeover of that property.

On November 2, a meeting will be held with the rental companies to discuss a posting of a simplified set of rules in each rental property. The rental companies will also be given an update on the transition.

#### Member comments

Dave Nelson reported that the owners of the lots on Mooring Buoy where beach parking has been taking place have been contacted. They expressed their opposition to parking on their property. A proposal will be developed.

The meeting ended at 3:30 p.m. and the Board went into Executive Session.

The Board came out of Executive Session and made the following motion:

Resolved, that the Lagoon Agreement, the Management Agreement, and the Services Agreement between this Association and Leamington Association, Inc., are approved and the president is authorized to execute the same on behalf of this Association.