

PDPOA
Board of Directors
11/17/05

Board Members:

Rich Femano
Bob Houlihan
John Josephs
Dave Nelson
Phil Porter
Bill Thomas
Peg Weschke

Members:

Don Arboe
Dean Eayre
Ed Lester
Wes Warren

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 presented.

Election of officers to the Board of Directors

The proposed slate was presented.

President – Phil Burger
Vice President – Ed Batten
Treasurer – Peg Weschke
Secretary – Rich Femano

The slate was elected unanimously.

Approval of members of the ARB

The proposed members to the ARB was presented

Joanne Dugle – Chair
Don Arboe
John Buck
Lenore Gleason
Lee Hildebrandt
Mike Keener
Knut Welzant

The members were approved unanimously.

Transition – Wes Warren

Wes made a motion that the General Manager or his appointee be authorized to sign waivers. The motion was seconded and approved unanimously.

Wes made another motion that any one officer be authorized to sign transition agreements. The motion was seconded and approved unanimously.

Wes discussed the Chimney Cove project. The developer of 102 units has expressed an interest to become part of Palmetto Dunes. After some discussion it was decided to discuss this topic more fully at next month's meeting.

Hargray is looking for Palmetto Dunes to join in its lawsuit against Adelphia regarding Adelphia's exclusive right to provide service. Hargray would pay all legal fees and would indemnify PD from any counter-suit. In the ensuing discussion it was pointed out that there would be no impact on the revenue received from the fee that Adelphia pays. Hargray would pay the same fee (3% of revenue). The Board's recommendation is to stay neutral.

Multi-family ARB guidelines. Wes discussed and answered various questions regarding the proposed guidelines. He asked for approval of the guidelines if they are accepted in principle by the regimes.

Rental agency agreement. Currently there are nine agreements in place representing 85% of the rental units (1245 units).

Marriott bridges. A proposal has been made to GE that they take control of the bridges and they will be paid \$5,000 to cover the cost of improvements.

President's report

Queen's Grant lawsuit – Joe Barker will be the lawyer in charge. Bill asked that all questions that Board members believe should be asked in depositions of regime residents should be forwarded to Rich Femano.

ARB – Joanne Dugle

Recommendations – The Board reviewed and discussed the proposed recommendations. Joanne will make appropriate changes and submit the revised recommendations for approval at the next Board meeting.

Joanne presented the following ARB report:

Construction activity	
New construction/renovation	29
Under review	16
Demolition	1
Complete-need inspection/reinspection	18
Approved – not started	7
No activity – letter sent	0
Total projects	71

General Manager's report

Bill presented the report for Bob Sharp.

St. George footbridge – There is a delay due to the rerouting of a sewer line. This work should be done soon, and work will proceed.

Leisure path – Work is currently underway.

Mooring Buoy paving – Work should begin the beginning of December.

Hilton chillers – A copy of the letter sent to the Hilton by the Town will be forwarded to the Hilton Board members.

Beach re-nourishment – No response has been received to the letter PD sent to the Town.

Treasurer's report

A copy of the report is included in the packet which was sent out by Bob Sharp.

Communications – Phil Porter

The newsletter will be outsourced in the future. Additional advertising will offset the increased cost. The deadline for the next Perspective is 11/25/05.

Peg made a motion that the Board give conceptual approval to allow the inclusion (for a fee) that ads can be posted on the PD website. The motion was seconded and approved unanimously.

Covenant Compliance – Dean Eayre

A report will be emailed.

Regime committee – Bob Houlihan

The next meeting will be held on 12/09/05.

Member comments

Dean Eayre expressed the feeling that there was no obvious advantage to property members from the Chimney Cove proposal.

Larry Shaff asked if new trees will be planted to offset the trees removed for the leisure path. Bill said 15 trees were removed and 30 will be planted.

The meeting ended at 3:30 p.m. There was no Executive session.