

PDPOA  
Board of Directors  
12/15/05

Board Members:     Ed Batten  
                         Phil Burger  
                         Rich Femano  
                         Bob Houlihan  
                         John Joseph  
                         Dave Nelson  
                         Phil Porter  
                         Bill Thomas  
                         Peg Weschke

Members:             Dean Eayre  
                         Ed Lester  
                         Larry Shaff  
                         Wes Warren

ARB:                   Joanne Dugle

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

President Phil Burger called the meeting to order at 2:00 p.m.

The minutes of the previous meeting were approved as presented.

President's report – Phil Burger

Community Enhancement Fee - Phil made a proposal that a committee be appointed to coordinate the Community Enhancement Fee. The proposal was seconded and approved unanimously.

Chimney Cove proposal – Phil said the Chimney Cove developers would like to meet with the Board and make a proposal. A straw vote of the Board members resulted in 2-5 against listening to the proposal. The Executive Board will see the presentation and determine if it should be presented before the full Board.

Rental Agency Agreement – The original target was to sign up ten companies that would represent 92% of the rentals. The actual achievement was 12 companies and 95% of the rentals. Future work on this activity will be turned over to the Communications Committee. Wes Warren was commended for the excellent work that he did on this agreement.

Resort Communication committee – Phil made a proposal to form the Resort Communication committee. The committee would consist of Wes Warren, Phil Burger, John Josephs, and a rental agent to be named. The motion was seconded and approved unanimously.

Community bulletin board – Phil will develop a policy regarding use of the bulletin boards. Phil asked for suggestions on the topic.

#### General Manager's report – Bob Sharp

Infrastructure – The Mooring Buoy paving is complete. The road is to be striped, and some drainage work still needs to be done. The St. George footbridge has been delayed until sewer line work has been completed. Concrete work on the leisure path will be started soon. There will be some tradeoff between the use of asphalt and concrete. Divers are mapping the tide gates and investigating their condition.

Parking – Dave handed out maps to indicate areas where parking concerns exist. Dave pointed out that there are several beach access options, namely the Dunes Buggy, parking by the Dunes House, and Disney. Contact has been made with the owners of the various lots and each one has indicated objection to parking on their lot. Dave proposed that a series of posts be placed on PD property with connecting rope and “No Parking” signs with tow-away for violators. Rich expressed the opinion that the posts would look unsightly, and enforcement of the ticketing provision should be the solution. Bob Sharp felt signs were not sufficient and he also indicated that he does not want to get into a towing situation. Peg made a suggestion to plant shrubs as a barrier. Ed made a suggestion that Bob Sharp review all the proposals with their associated costs and make a proposal to the Board. Ed made a motion that a proposal be made at the February meeting by the GM to prevent parking in the Mooring Buoy/Port Tack area. The motion was seconded and approved unanimously.

Security – An agreement has been reached with Hilton Head Security Systems. PD Security will be the first responder. HH Security Systems will install equipment to allow this. There will be some income to PD based on the number of customers that sign up.

#### Treasurer's report – Ed Batten

Ed gave an overview of the compliance accounts. Ed stated that November was a good month. Infrastructures should come in under projection and year-to-date expenditures are approximately \$118,000 under budget.

Ed made the following motions:

1. The PDPOA Board approves and adopts the revised Financial Policy titled “Authorization to Sign Checks” as presented. (The existing policy was revised to include Compliance Account checks.) The motion was seconded and approved unanimously.
2. The PDPOA Board approves and adopts the Financial Policy titled “Assessment Collection Process” as presented. (This process is different than the one we used this year. It pulls up our process one month.) The motion was seconded and approved unanimously.
3. The PDPOA Board approves and adopts the Financial Policy titled “Change of Title Subjecting Property to 1982 Covenants as Amended” as presented. (For properties paying less than full assessment, this policy defines a set of rules for determining if a change in title will subject the property to the 1982 Covenants, and hence, will be charged full assessment.) The motion was seconded and approved unanimously.

4. The PDPOA Board approves and adopts the Dunes Buggy LLC 2006 Operating Budget as presented. The motion was seconded and approved unanimously.
5. The PDPOA Board authorizes and directs the appropriate PDPOA officers to sign the \$5 million line-of-credit commitment letter from Sun Trust. (The annual commitment fee for having a \$5 million line-of-credit available in case of a disaster is \$4,500.) The motion was seconded and approved unanimously.

#### ARB Report – Joanne Dugle

Joanne presented the December activity report.

##### Construction Activity:

New construction/Renovation	30
Under review	21
Demolition	1
Complete-need inspection/reinspection	12
Approved-not started	7
No activity-letter sent	<u>0</u>
Total Projects	71

Joanne discussed the changes made to the proposed ARB regulations. There were several questions and a general discussion regarding the proposals.

1. When a property is demolished, any variance to setbacks previously given to the property are null and void.
2. If a home is demolished, the property must be returned to a natural state. If a garage or outbuildings are present, they must be included in the demolition. If a pool is present and it meets the current setbacks, it may remain.
3. Submission of plans and payment of fees will only be accepted from the property owner of record for all projects including pools.
4. If plans for a home have been given ARB approval, but not initiated prior to the home being resold, the new owner must meet with the ARB Administrator and signoff on the plans to insure that the approved plans will be built. If it is the plan to build a different house, then of course any new plans must go through the normal approval process.
5. To be removed, trees should be dead, diseased, dying or leaning precariously toward the home. ARB approval is required under Section 3-3 of our Covenants for any tree five inches in diameter at a point four feet above the ground.

The proposals were seconded and approved unanimously.

#### Communications – Phil Porter

The next newsletter will be in mid-January.

An newsletter editorial board has been established. It consists of Phil Burger, Phil Porter, and Wes Warren.

#### Lagoon committee – John Joseph

There has been no activity. John asked for ideas to be sent to him.

Legal – Rich Femano

Rich said he will clean out the files in the office.

Regime committee – Bob Houlihan

Bob submitted a report that will be included in the next Perspective.

Transition – Wes Warren

The transition document was signed by PD and Greenwood and is being held in escrow by the attorney. It will be handed over on January 2, 2006.

Insurance – Four bids have been received. It is estimated that the total cost will be approximately \$120,000. This was achieved by taking the best parts of the various bids. There is a \$15 million umbrella policy for liability. There will be a \$1 million director liability coverage.

The tenth member of the Board will be Gloria Henly-Smith, from Greenwood. Wes pointed out that she may be excluded from Board discussions that concern Greenwood.

Single gate – Wes had a discussion with the a representative from the Pyramid Company (they manage the Marriott property). He said that he will go back to GE with the single gate proposals. He indicated there would probably be a need to conduct a traffic study.

Member comments

There were no member comments.

The meeting ended at 3:45 p.m. The Board did not go into Executive session.