

PDPOA
Board of Directors
1/19/06

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

Members: Don Arboe
 Dean Eayre
 Carol Hartlove
 Doug Hartlove
 Ed Lester
 Wes Warren

ARB: Joanne Dugle

General Manager: Bob Sharp
Asst. GM: Andrew Schumacher

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

Bob Sharp introduced Alan Davis who has just accepted the position as chief of security.

Minutes of the previous meeting were approved as amended.

President's report – Phil Burger

Phil informed the Board that Karl Gabrielson has been added to the private citation appeals board. He also stated that Scott Boucher and Gloria Henley-Smith have joined the resort communication committee. Phil proposed removing the charge for the property owners guide. The Board members agreed.

Wes reported on a meeting that was held with the Chimney Cove developer. The developer has proposed an upfront payment of \$250,000 and a full annual assessment for each unit. In return, they would be granted full membership and access to PD. At the meeting Wes stated the Board's concerns. Chimney Cove revised its proposal that there would be no security provided by PD, there would be only bike, pedestrian and van (Dunes Buggy) access from April through September. With the revised proposal, there would be a slightly lower annual assessment. Discussion among Board members covered a number of concerns, including the income generated, infrastructure usage,

other projects done by this developer, and precedents being set. Dave made a motion to discontinue discussion with Chimney Cove. John Joseph seconded the motion. The Board voted 6-3 with one abstention that talks with Chimney Cove be ended.

Community Enhancement Fee – Wes Warren

Wes reviewed the time line for the plan to achieve approval for the fee. He also reviewed the quorum that would be required at the annual meeting to approve implementation of the fee.

Bulletin Board policy – Wes Warren

Wes gave an overview of the policy proposals of the posting of notices on the community bulletin board. He reviewed the priority ranking when there is a conflict of events. There is no fee for posting on the board. The GM will appoint a staff member to enforce the policy. A motion was made to adopt the proposed policy. It was seconded and approved unanimously.

Report of the General Manager – Bob Sharp

Bob reported that one of the tide gates has come loose. Temporary repairs have been made to reduce the inflow of water. Bob will propose a permanent solution at the February meeting.

The footbridge work should start in the near future.

Leisure path work is ongoing. All the path paving will now be concrete.

Some tapering has to be done to complete the Mooring Buoy road paving and striping will follow.

Port Tack parking proposal – Bob presented an overview of the problem and a proposal using landscaping and a leisure path route that would work to prevent parking on the lots in question. There is approximately 1,000 feet of road frontage. The cost estimate for the proposal is \$47,400. This cost includes the leisure path cost. Rich expressed concern over the unsightly of “no parking” signs. The proposal and comments will be reviewed by the long range planning committee for their review and a final proposal.

Treasurer’s report – Ed Batten

Ed reviewed the financial reports and the status of accounts.

ARB – Joanne Dugle

Joanne presented the January construction activity report:

| | |
|---------------------------------------|----|
| New construction/renovation | 32 |
| Under review | 20 |
| Demolition | 0 |
| Complete-need inspection/reinspection | 12 |
| Approved – not started | 5 |
| No activity – letter sent | 0 |
| TOTAL PROJECTS | 69 |

Joanne presented the following proposal: As of February 4, 2006 there will be a six month moratorium prohibiting Saturday work for construction or landscaping contractors.

Pool maintenance and interior work will be allowed if their vehicles have proper company identification in place.

Discussion covered exceptions to the policy and the ability to determine which of the sites are scheduled for work as opposed to those sites where there is unscheduled work being performed.

The proposal was approved 6-2 with two abstentions.

Communications – Phil Porter

The current Perspective will be in the mail shortly. The deadline for the next Perspective is March 3.

Covenant Compliance – Dean Eayre

The responsibility for administering covenant compliance will be transferred from Beth McDougal to Karen Fey. The first citations are being issued. One deals with unsightly trash cans, the other from unsightly appearance resulting from towels on railings.

Lagoon committee – John Joseph

The committee held its first meeting. The committee was structured and an activity agenda is being developed. Specific proposals will be made at the next Board meeting. Some general information relative to community education will be included in an article in the next Perspective. There will be an oyster roast in February to generate funds to support the fish stocking program. ARB activity will be taken to reduce pool backwash being emptied into the lagoon.

Legal – Rich Femano

Rich reported that all old policies have been cancelled.

Regime committee – Bob Houlihan

The next meeting is set for March 9.

Transition – Wes Warren

Wes reported that all turnover documents were recorded on December 30, 2005. At the last minute, GE took title to the bridges. Wes stated that there is a minutes and subject book in the Board room. A decal policy was proposed to provide free decals for workers in PD that are employed by Dunes Marketing and Greenwood. The motion came from a committee, hence, needed no second. The motion was approved unanimously.

Member comments

John Joseph reported that he understood that GE has sold the Marriott property.

Dean Eayre said he had received a comment from a realtor that PD properties are not shown as frequently as other resort properties because of the need of the realtor to purchase a pass. He suggested we might consider free access to real estate agents.

Doug Hartlove asked when the Dunes Buggy would restart. Andrew Schumacher said it would start on April 1.

The meeting ended at 3:45 p.m. There was no Executive Session.