

PDPOA
Board of Directors
2/16/06

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

Members: Dean Eayre
 Carol Hartlove
 Doug Hartlove
 Joyce Kopenhaver
 Larry Shaff
 Wes Warren

ARB: Joanne Dugle

General Manager: Bob Sharp
Asst. GM: Andrew Schumacher

Guest: Jim Paleo, GM, Hilton Oceanfront Resort

President Phil Burger called the meeting to order at 2:00 p.m. and introduced Jim Paleo, GM of the Hilton Oceanfront Resort.

Jim discussed the current status of the water tower situation at the Hilton. He presented several drawings and discussed the proposal that has been presented to the Town. The proposal includes enclosing the tower in a structure that will be compatible with the building. The proposal is currently being reviewed by the Town. After approval a contractor will be employed to construct the facility.

The minutes from the previous meeting were approved as presented.

President's Report – Phil Burger

Phil read a proposed amendment from the Long Range Planning committee: Resolved that the 2006 budget be amended in the following manner.

Since the tide gates will likely cost about \$225,000 instead of \$400,000. The Board authorizes the General Manager to proceed with completion of the following projects in addition to those already approved.

1. Complete the leisure trail around Sea Lane and Mooring Buoy including the port Tack/MB intersection
2. Pave Full Sweep
3. Pave Rum Row.

Gloria asked why the tide gate repair cost was lower. It was explained that because of the height of the gates, with the lagoon drastically lowered the repair can be done without the need to build a coffer dam. Inside gates will be repaired first, then the outer gates. It is expected that work will start in April and be finished by May 1.

The proposal was approved unanimously.

Phil discussed several proposed changes to the Information Disclosure policy. A motion was made to approve the policy as proposed and amended. The motion was approved unanimously.

It was reported that there has been no response from Chimney Cove.

Andrew Schumacher discussed the Dunes Buggy Committee. The committee will oversee the operations of the Dunes Buggy. Andrew, John Bets and several people from the commercial businesses will comprise the committee. A motion was made to establish the committee. The motion was approved unanimously.

Wes Warren discussed the Community Enhancement Fee (CEF). Wes provided an overview of the changes to the amendment that will be presented to the members. Wes pointed out that one of the provisions of the amendments creates a lien on property for all assessments and the assessment becomes the personal liability of the owner. The members will vote at the Annual Meeting set for October 14. The initial fee is ¼% of the value of a property when it is sold. The fee is payable by the buyer. The fee will go into effect on January 1, 2007. Wes answered a question regarding a transfer to a child. While it would be subject to the fee an appeal could be made, to the Board, for an exemption. The proposal comes from a committee; motion to submit the proposed amendments to the membership was approved unanimously.

A proposal was made to allow Phil to enter into a contract with Phillips and Jordan to allow for site clean-up in the event of an emergency. Rich and Wes advised that there has to be some consideration to make the contract enforceable. The motion was approved unanimously.

Phil raised a question as to whether Bob Sharp as General Manager is an ex-officio member of every committee. Wes pointed out that the by-laws make him an ex-officio member of the Board. The consensus was that as such, he can go to any meeting.

General Manager's report – Bob Sharp

A new sewer main has been put in place to replace the line that went under the St. George footbridge. With this in place, work can now continue.

The leisure path will be constructed with concrete. This will not cost any more and will eliminate issues with tree roots.

There is some rework needed on the paving. Some "popping" has occurred.

Community meetings have been set for Feb. 20 and Feb. 21 at the Marriott.

Treasurer's report – Ed Batten

Ed presented the financial statement for January.

Ed made the following motions:

1. Motion to authorize PDPOA officers to sign the closing document for the \$5 million line of credit. The motion was approved unanimously.
2. The PDPOA Board of Directors approved the goals and weightings for Bob Sharp that would be used to determine his 2006 performance bonus as specified in the document titled "Performance Goals for 2006". The motion was approved unanimously.
3. The PDPOA Board of Directors authorizes the investment of Storm Reserve funds in the following instruments: money market accounts and/or Certificates of Deposits (CDs) in which the issuing financial institution agrees to waive the early withdrawal penalty in the event the money is required to pay for storm damage. The motion was approved unanimously.
4. The PDPOA Board of Directors authorizes Bob Sharp, GM, to invest the PDPOA Storm Reserve funds collected in 2005 and 2006 to date totaling \$400,000 in Sun Trust Bank CDs. Sun Trust has agreed to waive the early withdrawal penalty. The Board further directs the GM to place \$200,000 in a 15 month CD at a fixed rate of 4.75% and \$200,000 in a 9 month CD at a fixed rate of 4.5%. Rich raised about the FDIC insurance limitation. After discussion the motion was withdrawn. A best practices investigation will be conducted to determine an investment strategy.

ARB – Joanne Dugle

Joanne presented the current construction activity report.

New construction/renovation	30
Under review	21
Demolition	2
Complete-need inspection/re-inspection	12
Approved-not started	6
No activity-letter sent	0
Total	69

Joanne reported there has been no negative feedback on the 6-month Saturday moratorium. Joanne also reported on a disagreement on a compliance fine against a contractor.

Communications – Phil Porter

Community meetings have been set for Feb. 20, and Feb 21 at 4:00 p.m. The Marriott has offered their facilities for the meeting.

The deadline for the next *Perspective* is March 3.

A community round table has been set for June 1. The topic will be hurricane preparedness.

Covenant Compliance – Dean Eayre

Dean reported the Karl Gabrielson is now a member of the committee.

Lagoon committee – John Joseph

John discussed the fish stocking program. It has been suspended for this year because of the tide gate repairs. An oyster roast will be held as a fund raiser.

John reported on the impact of chlorine treated water from pool backwash being dumped into the lagoon. A program of education and enforcement will be put in place.

Tide gate repairs are now estimated to cost \$225,000. Five gates will have to be repaired. Work is commencing. The first phase is the furnishing of specs and the construction of the gates. The lagoon level will be lowered for their installation. This is targeted for April 17. John will address this at the community meeting. A March 1 test lowering of the lagoon will take place. Phil suggested photographing the entire lagoon system to allow for future removal of sandbars.

John sent out a proposed set of rules and procedures for the use of a boat ramp. It is estimated that such a ramp would cost \$15,000 to build. John asked for comments on the proposed rules. Peg expressed the need for a fee to be charged for the use of the ramp. John proposed that he forward the plan to the LRPC for consideration to be included in the budget. The vote was 8-1 in favor of approval.

Nomination committee – David Nelson

David announced that Peg and Wes will become members of the committee. David raised the question of non-residents being members of the Board. He stated that he would accept for consideration a non-resident who could commit to attend the monthly meetings and be a member of at least one committee.

Regime committee – Bob Houlihan

The next meeting is set for March 9.

Transition committee – Wes Warren

Wes stated that the last meeting of the committee was held and it is being disbanded.

Member comments

Larry Shaff commented that multi-family covenants were signed in 1980 and 1981 and he was interested in knowing their status as a result of the transfer. Wes stated that they were transferred to the PDPOA. Larry also asked a question about the “Ask a manager” feature on the website. He reported that he had sent in a question and it had not been responded to. Peg stated that there is an issue with this feature and it is being addressed.

Joyce Kopenhaver asked a question about why we would put our funds in a bank with a negative credit outlook.

Doug Hartlove stated that the Wall Street Journal publishes a weekly statement of CDs with their rates and ratings.

Joanne Dugle raised a point about the width of the new bike path.

Phil Porter raised a question about realtor passes. This was in reference to a topic raised last month. Bob Sharp stated that realtors are considered commercial entities and hence pay a fee.

The meeting ended at 3:55 p.m. There was no Executive Session.

