

PDPOA
Board of Directors
4/20/06

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

Members:
Joanne Dugle
Larry Shaff

General Manager: Bob Sharp
Asst. GM: Andrew Schumacher

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

The minutes from the previous meeting were approved as presented.

President's report - Phil Burger

Queens Grant lawsuit – The judge has refused to hear the Queens Grant appeal. An informal meeting was held with Queens Grant in an attempt to reach an agreement. Phil made a motion that the Board empower the Executive Committee to negotiate and finalize the details of a settlement with Queens Grant. The motion was approved unanimously.

A significant failure of security radio equipment took place recently. Security has been empowered to spend \$12,000 to purchase new equipment.

Phil raised the topic of political policy. A discussion was held regarding the placement of political advertisements in The Perspective. Consensus was that it would be acceptable as long as the advertisement indicated that it is a paid ad and there is a disclaimer of PDPOA support. Phil made the following motion: PDPOA will not involve itself in the election campaigns at local, state or federal levels. The motion was seconded and approved unanimously.

A lawsuit has been initiated against PDPOA resulting from a bike accident that occurred on the evening of 4/20/03.

General Manager's Report – Bob Sharp

Tide gate work will start on 5/1/06. The final proposal has been received for the gates. The price is \$94,500 plus tax. The total project cost is expected to be \$300,000 and be completed by the end of June.

The St. George footbridge work is underway and should be completed in two weeks. The total cost will be approximately \$80,000.

Cost estimate for the repaving of Full Sweep, Topside, Yard Arm, and Rum Row has come in at \$235,000.

The Mooring Buoy striping has not been completed. A contractor is being sought. Two sections of the leisure path still need to be completed.

Phil stated that the LRPC will need to review the status of the 2006 work plan as a result of the cost increases in paving.

A proposal for debris pickup will be provided by Waste Management. The maximum quantity of debris that is allowed to be left is 3 cubic yards. Leaves must be bagged.

Treasurer's report – Ed Batten

Ed reviewed the financial report for March. Year-to-date net operating income is about \$55,000. At the end of March, accounts receivable stood at \$365,000. This compares to \$807,000 at the same time last year. Past due reminder notices were sent out.

Ed discussed the placement of Storm Reserve funds. Research indicated that Sun Trust is a highly rated and secure financial institution. Discussions with other resorts showed most funds were not FDIC insured. On this basis, Ed made the following motion: PDPOA Board of Directors authorizes Bob Sharp, PDPOA GM, to invest PDPOA Storm Reserve funds in Sun Trust Bank CDs, where Sun Trust has agreed to waive the early withdrawal penalty upon written request from PDPOA in the event of storm damage.

Rich presented some information that he had researched regarding “best practices” for community associations. Phil stated that this work should become part of the Finance committee policy. After discussion the proposal was seconded and voted on. It was approved by a 6-3 vote.

ARB – Joanne Dugle

Joanne presented the Construction activity report as of April 13, 2006:

New construction/renovation	38
Under review	26
Demolition	0
Complete-need inspection/re-inspection	8
Approved – not started	10
No activity – letter sent	0
Total	82

Joanne reported that the builder did not have time to comply at 5 Full Sweep and has turned over the compliance fee.

Joanne raised the question on pool backwash policy. John Joseph said a program will be put in place to deal with this and an article on the topic will be included in the next Perspective.

Joanne stated that OCRM is involved in the construction of docks in the lagoon. Gloria stated that since the lagoon is not tidal, they should not be involved. Wes will be asked to pursue this issue.

Joanne reported that there has been a rapid turnover in property from residential to rental.

Communications – Phil Porter

There was praise for the appearance of the recent issue of the Perspective. The deadline for the next issue is June 2nd. Gloria raised the question about the need for a disclaimer for the ads. Phil said he has never had a complaint.

Lagoon committee – John Joseph

The boat ramp is awaiting a plan from Tim Johnson. Due to the availability of funds it has become a lower priority.

Sections of the lagoon have been assigned to each member of the committee. Each member will be responsible for the monitoring of their assigned section.

Nomination Committee – David Nelson

The committee is actively seeking candidates.

Regime Committee – Bob Houlihan

The next meeting is set for June 9. Bob reported that he has been invited to the St. Andrews board meeting. They have indicated interest in the PCS.

Member Comments

Larry Shaff asked if road striping and reflector installation could be done at the same time. He also suggested the common areas at the end of Swing About and Full Sweep be considered for enhancement with funding from the CEF. A suggestion was made to advertise the Dunes Buggy on the Community Bulletin Board.

Joanne Dugle asked if PDPOA had any legal liability with regard to the Lagoon Fishing business operations. Bob Sharp stated that he has a hold harmless agreement with the business.

John Joseph attended a water quality focus group and distributed some literature that he brought back to the Board members.

The meeting ended at 3:15 p.m. and the Board went into Executive session.

No action was taken in the Executive Session.