

PDPOA  
Board of Directors  
5/18/06

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

Members:  
Joanne Dugle  
Ed Lester  
Larry Shaff

General Manager:     Bob Sharp  
Asst. GM:                 Andrew Schumacher  
Security Chief             Allan Davis

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

Phil invited everyone, including guests, to a ribbon cutting ceremony at the new St. George footbridge immediately after the meeting.

The minutes from the previous meeting were approved as presented.

President's report - Phil Burger

The Queens Grant lawsuit has been settled.

The bicycle lawsuit has been sent to the appropriate insurance company. A motion is being made to dismiss the case. The lawsuit is the responsibility of Greenwood.

Proxies need to be sent out with the next Perspective. It is important that the 6/2/06 deadline be met.

General Managers report – Bob Sharp

Infrastructure update

- Tide gate work is going well. The first gate has been replaced along with all the operating mechanisms. The second gate should be in within two weeks. The project should be completed by mid-July. Currently it is on budget.
- The leisure path section by Mooring Buoy and Port Tack is currently being poured.
- The St. George footbridge has been completed. Some landscaping and a rail still have to be put in place.
- Quotes are being sought for the 2006 road paving work.

- Road striping should be completed on Monday. Signs will be installed after the striping is completed.

Bob discussed the vandalism problem. He reported in the apprehension of four vandals. One of the officers involved, John Admire, was recently recognized for his outstanding work with a plaque and gift certificate. Security chief Allan Davis has secured written statements from the vandals. The four families have committed to paying for the damages, estimated to be \$1400 per family. Chief Davis was recognized at the Board meeting with a plaque and gift certificate for his fine work.

Bob presented the Board with a summary of the recent traffic survey conducted between April 30 and May 5. The survey showed a strong adherence to the speed limit on Queens Folly. Another survey will be conducted in July.

Dave Nelson discussed a resident's concern regarding the leisure path striping and the dangers involved in the inability to differentiate the path from the road. Bob said he would be monitoring the safety of the path.

#### Security – Chief Allan Davis

Allan discussed the vandalism situation and the recent apprehension of the four vandals. He will be meeting with the families next week to summarize the total of the vandalism costs. He has further stipulated that each of the youths involved need to go to each of the affected families and the Board members to apologize. This action was in lieu of a legal proceeding which would have given them a juvenile record.

Allan said he is working to get permission to do a speed survey in Leamington.

He reported that he attended a conference on hurricane preparedness. The information he obtained will be included in PD plans.

#### Treasurer's report – Ed Batten

Ed handed out the current report. Income and expense continue to do better than budgeted.

#### ARB – Joanne Dugle

Joanne presented the Construction activity report as of May 18, 2006:

New construction/renovation	38
Under review	31
Demolition	0
Complete-need inspection/re-inspection	8
Approved – not started	10
No activity – letter sent	0
Total	87

Joanne and Larry Shaff discussed a letter received from an insurance company regarding the need for a fence around a pool. A letter is being sent to the insurance company regarding the PD rules prohibiting fences. Joanne will keep us posted on this subject. Larry mentioned some work had been done on this subject in 2003.

#### Covenant compliance – David Nelson

A committee meeting was recently held. Beth is the new liaison to the committee. David reported that numerous warnings have been issued and five fines have been levied.

Bob Houlihan said he has received several complaints regarding the Saturday work prohibition. Joanne said that there is a provision for exceptions. She further stated that this is an experiment that ends in July and will be evaluated.

#### Lagoon committee – John Joseph

Teams for the monitoring of the lagoon are still being formed. John showed a map displaying how the lagoon was sectionalized.

Members of the committee went on a lagoon tour to identify and establish criteria for what would be considered an unsightly condition and in need of repair. Pictures were presented of areas that were in need of repair. A process will be put in place to bring about repairs. A call will be made from the section team captain to the individual home owner advising of the needed repairs. This will be followed up with a letter from the lagoon committee requesting repair by a certain date. If the work is not done, it will be turned over to Covenant Compliance for enforcement.

Complaints have been received regarding large wakes left by boats. This will be addressed to specific boat owners after there have been two complaints.

It was clarified that fishing is allowed from common area spots but not from bridges. It was further clarified that guests and renters have the right to use the lagoon but not launch boats.

#### Nominations – David Nelson

A second announcement for candidates will be in the next Perspective.

#### Regime committee – Bob Houlihan

Bob reported that St. Andrews has elected to participate in the private citation system. The next regime meeting is scheduled for June 9<sup>th</sup>.

Peg, Wes and Bob will meet with Tom Doll of Queens Grant to discuss several issues.

#### Presentation by Nate Dixon

Dr. Nate Dixon, a doctor of physical therapy, discussed his desire to purchase a building near the entrance to PD to establish a world-class fitness center, urgent care center, and physical therapy clinic.

He is looking for support from the Board to have the property rezoned into Palmetto Dunes. The Town has explained that this is the most expeditious way to achieve the necessary use zoning. Bill Thomas asked a question to better understand what was required. Dr. Dixon said that while the property is zoned commercial, it is not zoned for use as a fitness center and that he would need a letter that PD would not oppose the zoning change. Ed said he understood that the property would be annexed to PD for commercial density considerations. Phil said that there would be some follow-up work with Greenwood, the Town, and legal. Dr. Dixon will submit a formal request to the Board.

#### Member comments

Wes Warren sent a letter with the following points:

On June first there will be a roundtable discussion on hurricane preparedness at 4:00 p.m. It will be presented by an insurance agent. It will include a discussion on various types of insurance and the coverage they provide the homeowner.

Wes suggested a larger, more readable bulletin board. The Board was in general agreement. It was requested of Bob Sharp to gather information on a bigger board. The long range planning committee will consider a proposal.

Larry Shaff asked when the drainage area by Mooring Buoy near the 3-way stop would be finished. Bob Sharp said the work was in progress and should be completed soon. Larry further asked if provisions would be made to deal with different levels in the grading. Bob said it would be taken care of.

Larry also commented that the Board meeting notice was only posted on one board.

Larry then asked if it is still the plan to replace bridge lights. Bob responded that the lights are replaced on an as-required basis and that there was an overall need to upgrade electrical work.

The meeting ended at 3:00 p.m. There was no Executive session.