

PDPOA  
Board of Directors  
7/20/06

Board Members:     Ed Batten (by telecom)  
                             Phil Burger  
                             Rich Femano  
                             John Joseph  
                             David Nelson  
                             Phil Porter  
                             Bill Thomas  
                             Peg Weschke

Members:             Ed Lester  
                             Dwight Russian  
                             Larry Shaff  
                             Wes Warren

General Manager:     Bob Sharp  
Asst. GM:             Andrew Schumacher  
ARB:                     Joanne Dugle

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

The minutes from the previous meeting were approved as amended.

President's report - Phil Burger

Resort Communications committee – A meeting was held and 12 people attended. There was general discussion on various issues regarding the Resort. A real estate agent commented that while sales were down, the market back to a normal situation. He commented that the rental market has been very strong.

Telephone system – A working committee has been put in place to monitor and debug the system.

Plantation Center rezoning – The letters regarding support as approved at last month's meeting have been sent to the Town.

Annual Meeting – A proposed agenda was presented. Phil asked for approval. The Board voted approval unanimously. Seventy proxy cards have been received. A blast email was sent out to encourage additional returns.

Boat Parade – Twenty boats and 130 people participated. There were many spectators.

Dunes Buggy – The POA has annually made a contribution of \$20,000 toward its operation. It is anticipated that the budget for next year will be \$256,000. In addition, a contributor of \$14,000 will be lost. All supporters are being asked to increase their contribution by 10%. PD comprises approximately 20% of the Buggy's usage. Dave Nelson made a motion to contribute \$25,000 toward next year's operation. The motion was approved unanimously.

General Manager's report – Bob Sharp

The placement of leisure path signage has begun. It has been decided to keep the white line in place until the path is complete and the situation has been evaluated.

Plantings are being put in place at the base of the St. George footbridge.

The projection is that the tide gate project should be completed by August 5<sup>th</sup>.

Bob distributed copies of the Hurricane Preparedness Plan, the Employee Handbook and the Evacuation and Recovery Plan.

Ed asked for the status of the remaining leisure path work. Bob responded that while he has a contractor in place he is looking for a backup contractor. The proposed path has been marked and they are waiting for the tree lady to review the plan.

Bob also informed the Board that the transmitter repeater has been installed and the new radios were just received.

#### Treasurer's report – Andrew Schumacher

Andrew reviewed the status of the first half of 2006. He also presented the 2006 performance goals. A motion was made to approve the revised 2006 performance for Bob Sharp. The motion was approved unanimously.

A motion was made to approve the "Budget Preparation Process". It was clarified that this is an annual budget. The motion was approved unanimously.

The investment policy and process procedures will be sent out for review and comment by the Board. A vote to approve will be taken at the August meeting.

#### ARB – Joanne Dugle

The monthly activity report is as follows:

|                                               |    |   |
|-----------------------------------------------|----|---|
| New construction/renovation                   | 35 |   |
| Projects approved – not started               |    | 2 |
| Under review                                  | 16 |   |
| Demolition                                    |    | 0 |
| Projects complete – final inspections pending | 12 |   |
| Total projects                                | 65 |   |

Joanne asked the Board to permanently extend the Saturday work restriction. Peg commented that Queens Grant had an issue with this rule. Peg said she would contact Queens Grant. Consideration of the proposal was moved to next month's meeting.

A temporary moratorium has been put on dock building. In the future there will be strict adherence to the established guidelines. The extent to which a dock will extend onto the adjacent land will be decided on a case by case basis. Permits are required for both repair and maintenance. A replacement dock will have to conform to current standards. John Joseph said his patrols find a lot of dock work going on. He will report this to Beth.

An appeal will be held Monday regarding the right of a resident to build a wall.

Bill Thomas gave an explanation clarifying the 75% Rule. The interpretation is that the second floor footprint cannot exceed 75% of the first floor footprint. The board voted unanimously confirming this interpretation.

#### Communication – Phil Porter

The "Perspective" was mailed out. Phil reported that this edition cost \$4,956. Of this, \$1,000 was for the cost of mailing the proxies.

August 4<sup>th</sup> is the deadline for the September edition. It was agreed that this issue would include annual committee reports. Wes discussed the strategy regarding sending out additional proxies in this edition.

Wes explained that an error in the covenant language will be covered in the next newsletter.

Peg asked if there had been any resident response regarding the request for hurricane information. The answer to this was not known at this time.

#### Lagoon committee – John Joseph

The boat ramp project will begin toward the end of July. It should be completed by the end of August. Specifics on managing the ramp will be presented at the next Board meeting.

Work by the lagoon rangers has been ongoing. Repairs to docks and tree issues have been noted and owners are starting to be contacted.

The PPG for the lagoon will be presented at the next meeting.

A group is going to Oldfield Plantation where a naturalist will discuss the work they are doing to maintain their lagoon.

Andrew asked about fish restocking. John responded that it would probably be done next Spring.

The condition of Picnic Island was discussed. In the future a request will be made for funds from the CEF to renovate the island.

#### Legal – Rich Femano

Rich asked if there could be some additional police activity during the heavy tourist season.

#### Nomination – Dave Nelson

Dave presented the report of the nomination committee. Phil Burger, Bill Thomas and Rich Femano will be leaving the Board. Proposed replacements have been selected.

#### Member comments

Dwight Russian, a resident, asked a question about parking on empty lots. He asked if the policy of the Board is to stop parking on empty lots. Phil Burger responded that it was the policy.

Larry Shaff thanked Bob Sharp for various infrastructure improvements. Larry suggested that committee reports be put on the website prior to the annual meeting. Larry also asked a question about operating expenses. Ed Batten explained that a line item was missing which was the reason why the total didn't equal the listed line items. Larry further mentioned that fishing was prohibited from bridges and that signage be put in place. Larry also commented on a number of infrastructure issues.

Joanne Dugle said that several people had commented to her that Dunes Buggy flyers should not be distributed at the Shelter Cove Mall. Andrew responded that drivers have been instructed not to pick up people at the mall with beach paraphernalia. He felt that this issue is a very small problem.

The meeting adjourned at 3:10 p.m. and the Board went into Executive Session.

No action was taken at the Executive Session.