

PDPOA
Board of Directors
10/19/06

Board Members: Phil Burger
Ed Batten
Peg Weschke
Bob Houlihan
Bob McFadden
Phil Porter
John Joseph
David Nelson
Sharon Cheney
Joe Maggi

Members: Bill Thomas
Wes Warren
Jim Raynor
Ed Lester
Joyce Kopenhaver

Asst. G. Manager: Andrew Schumacher
ARB: Beth McDowell

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

Minutes from the previous meeting were approved.

Phil called for the nominations of the new officers of the Board:

Board President: Ed Batten
Vice President: Peg Weschke
Secretary: Joe Maggi
Treasurer: John Joseph

New Officers motioned and approved, Phil stepped aside.

Motions brought forward:

John Joseph to the Executive Board

Joanne Dugle to the ARB Chair

ARB Committee – John Buck, Lenore Gleason, Lee Hildebrand,
Mike Keener, and Knute Welsant

Wes Warren to the Chair of Private Citation appeals Board

Committee: John Betts, Laura Keehan, Karl Gabrielson,
and Andrew Schumacher

Peg Weschke to the ARB Board as Liaison

Communications Committee – Phil Porter

Finance Committee – John Joseph

Nominating Committee – Peg Weschke

Legal Committee – Sharon Cheney

Covenant Committee – David Nelson

Lagoon Committee – John Faucett

Regime Committee – Bob Houlihan

All above motions approved.

Minutes from last meeting 9/21/06 approved

President's Report – Ed Batten:

Welcome new board members

Introduced Joe Maggi, Sharon Cheney, & Bob McFadden

Annual meeting three board members motion passed CEF motion passed

Andrew & ED factoring CEF into budget

Update on Adelphia and Hargray, background, 1976 Palmetto Dunes developer
entered into exclusive cable contract w/Adelphia, Hargray in lawsuit

w/Adelphia. Hargray has asked for Palmetto Dunes to be part of lawsuit.

Hargray wants to make PD an involuntary plaintiff in federal court. Jack Biel

talking to litigator to make sure. Wes working w/attorney to get all facts. In

transition, agreement could not be located. Greenwood may not want to be

involuntary plaintiff. Wes will keep updated and try to put off until next board
meeting.

Board initiatives for CEF:

Single gate

Admin offices into plantation

Establish Ad hoc committee concerning community center – Wes, Peg and Ed

General Managers Report - Andrew for Bob:

Infrastructure and capitol projects update:

Boat ramp 10 days – 2 weeks from completion on budget

Phase II of leisure path on sea lane to Mooring Buoy and section of port tack & Mooring Buoy is 60% complete, realigned to be only on Left side of road, remaining is reshaping of two burms concrete work to be complete before the end of next week then stripping and signage should be done

Road paving Full sweep, topside, yardarm, and rum row, J&S Contractors have been issued contract. We have not received back as of yet but should have it within 5-7 days as soon as we do they will have 35 days to pour concrete and complete, Tim Johnson would like to have complete by Thanksgiving.

Bob has authorized Tim to do some corrective drainage before paving is completed on the corner of Ketch and Mooring Buoy, 4 corners of the beach walk at Long Boat and some at Yard Arm & Full Sweep before concrete is poured.

John Joseph asked if there have been any complaints about Bike Path, Andrew informed the Board that any questions or complaints have been handled successfully by Bob or Tim.

Peg Weschke asked if Lagoon Committee can put something on the website and perspective when boat ramp is completed on the process of how to use the new ramp. John Joseph will put on website as News Item and also in the perspective.

ARB – Beth McDowell:

Beth presented the construction activity report:

New Construction/Renovation	13
Projects Approved – Not Started	10
Under Review	14
Demolition	1
<u>Projects complete-final inspection pending</u>	<u>22</u>
Total	60

Beth asked Board to consider Administrative fee increase and Compliance Deposit increase from \$4.00/sq. ft. to \$10.00/sq. ft. The average home size for new construction is 5,500 sq. ft. The ARB Board has a strong feeling that this will get the attention from builders so that they stay in compliance throughout projects. The ARB Board has asked for this to go into effect November 1st, 2006. Motion passed, with one objection and one abstained.

Ed Batten wanted to make sure that all understand that the purpose of the Administrative fee is to cover the cost of administration.

John Joseph asked if we know what other plantations charge for compliance, Beth went through several and we are usually below average.

Phil Porter asked if some of the charges were floating. Beth answered yes and to look at the hand out for reference.

Beth to notify builders of change.

Treasurer Report – Andrew Schumacher:

Andrew gave overview of September financials:

- \$15,000 over budget in revenue
- \$20,000 expenses under in budget
- \$242,000 over budget before \$90,000 in taxes to pay
- \$150,000 over budget and much of these dollars have been allocated to Capital Projects

2007 budget process is going well, and on schedule. First draft of budget was presented at the October Finance Committee meeting. Second draft to be presented at the November Finance Committee meeting. Final draft will be presented at the November Board meeting with final approval sought at December Board of Directors meeting.

Proposing the following:

Raise annual assessment	4% or \$40.00
Raise pass office decals	10%
Increase PIN fee	10% or \$220.00

Community Enhancement fee has been added to budget Ed and Andrew expect roughly \$300,000.00 from track of this years sales.

Looking to reduce property transfer fee from \$200.00 to \$100.00

3-5% increase in some of the Security Contracts.

Have not received firm numbers on insurance and will not be able to confirm until November.

Looking to move \$150,000.00 of capitol projects to CEF monies, need to trim roughly \$44,000.00 from capitol expenses for 2007. Looking at Net cash flow of \$700,000.00.

Peg Weschke asked about Long Range Planning Committee---Ed Batten responded that Executive Committee will recommend to board how to handle, Peg Weschke also asked about Land Planner. Ed explained that Bob's plan is to get bids and have Land Planner come on board and learn how to utilize CEF monies.

Storm Reserve CD is coming up for maturity October 24, 2006 at Suntrust—\$300,000.00, new rates from bank-earning 5% interest, Suntrust will honor interest rates if use is needed on CD's. Finance Committee is recommending Board approval, Board has approved unanimously.

Communications Committee – Phil Porter:

Palmetto Perspective articles are due November 3rd, 2006. Please e-mail Phil Porter at phil@philporter.com if or if not you are submitting an article for the next issue. Phil has volunteered to take photos; you may contact him if you have something. Perspective will be sent out starting 2007 going forward in: March, June, September and December.

Phil Porter asked that going forward the Question and Answer session should be extended at the Annual Board Meetings. Some complaints that Q&A session was too short.

Next Communication Meeting should be held in February, Phil to get with J. Joseph and decide on date. Would like to have roundtable work shop as well as meeting in 2007.

Covenant Compliance-David Nelson:

Legally, PDPOA can enter a dilapidated property as a last resort to clean up. Per recommendation from attorney Jack Biel, Procedure should be adopted by the committee; this is contained in Board Packet. David Nelson has recommended Board approval, Board has approved unanimously.

Rental Unit insert for all rental units in plastic holders. Plastic holders are in the budget for 2007, 90% of Rental Companies are on board to put in villas and homes. Change *LOUD MUSIC OR EXCESSIVE NOISE IS NOT ACCEPTABLE to **LOUD MUSIC IS NEVER ACCEPTABLE.**

Andrew has asked that Dunes Buggy language change.

J. Joseph has asked that automobile traffic always has right away.

Reference to website should be added.

This issue is to be worked on and brought again to the next Board Meeting.

Lagoon Committee-John Joseph:

Phil Porter asked about algae in lagoons, Andrew is bringing lagoon issue to Bob, Lagoons not in good shape.

John Joseph wanted all to know that Wax Myrtles are useful as buffer in lagoons, however, we do want to remove them if they are dangerous to lagoons. Keep them trimmed but do not cut down completely.

Legal Committee-Sharon Cheney:

Nothing to report

Regime Committee-Bob Houlihan

Next meeting is 1st Friday in December would like Board participation.

Bob Houlihan to send e-mail out

Member Comments None.

Ed has asked that all Board Members stay for New Board Member Orientation

Meeting officially adjourned at 3:15pm