

PDPOA
Board of Directors
11/16/06

Board Members:	Ed Batten	Peg Weschke	John Joseph
	Bob Houlihan	Bob McFadden	Phil Porter
	David Nelson	Sharon Cheney	Joe Maggi
Members:	Phil Burger	Wes Warren	John Betts
General Manager:	Bob Sharp		
Controller:	Andrew Schumacher		
ARB:	Pat Feinberg		

President Ed Batten called the meeting to order at 2:03 pm.

The minutes from the previous meeting on 10/19/06 were approved as amended.

President's Report – Ed Batten

The December Board Meeting date will be changed to 12/14/06. Ed felt that with the 2007 budget being approved in December, more board members would be in town and available December 14th instead of December 21st. Bob was asked to post this change on the website.

Ed reported that the Town of Hilton Head has agreed to take over the Pedestrian Foot Bridge under Rt. 278. Ed brought the motion forward: "The PDPOA Board of Directors authorizes the conveyance of the Pedestrian Footbridge under Route 278 at Shelter Cove to the Town of Hilton Head Island", the motion was passed unanimously. Phil Porter asked if Greenwood has any claim to the bridge, Ed explained that they do not want any claim to it. Bob McFadden asked if we would have a claim to the bridge if the town abandons it, Wes answered that we do not.

Treasurers Report – Andrew Schumacher

Andrew gave an overview of the October financials:

- \$21,000 over budget in revenue
- \$16,000 under budget in expenses
- \$280,000 net income over budget before \$100,000 of taxes to pay
- \$180,000 net income over budget and much of these dollars have been allocated to Capital Projects

The second draft of the Budget was presented at the November Finance Committee meeting and there is a copy in the board packet. Final approval of the Budget will be sought at the December 14th Board of Directors Meeting. There are three key lines items that are still outstanding: General Property Liability Insurance, Employee Insurance and Worker's Comp Insurance.

Ed asked that the Board keep the budget confidential.

Andrew has completed a cost analysis of the ARB and found that the PDPOA operation is not subsidizing the ARB. John Joseph informed the Board that an Annual Inventory of the PDPOA has been completed and the process will be carried forward yearly.

A Cash flow report will be completed by Andrew to help the Board with investments going forward. An application has been made to Suntrust for an Investment Brokerage account to be set up for the PDPOA. Andrew and John will have a proposal for the next Board Meeting concerning initial investment opportunities.

Sharon Cheney asked about the telephone expense line item on the budget and it was answered by Andrew. Andrew asked the Board to call or e-mail him with any questions concerning the budget.

Ed took a moment to thank Andrew for all of his hard work with the Budget

General Managers Report – Bob Sharp

Bob put a written General Managers report into each of the Board packets; the report is broken down into four categories, or the four PDPOA Departments:

Administration Maintenance Security Pass Office

Please call or e-mail Bob with questions concerning the report. Bob also wanted to let the Board know that he is in the process of speaking to and asking for bids from two Land Planners.

Security Report – Allan Davis

Allan gave a report on the Security Statistics within Palmetto Dunes. A handout has been given to Board Members and will be updated and included in the Board Packets going forward. Please call or e-mail Allan with questions.

Peg Weschke asked Allan what is done to unlicensed drivers that have tried to enter the Resort. Allan responded that if there is not a licensed driver in the car, the owner of the company has to send a person with a valid license to drive the vehicle off property. Once stopped, they are not allowed to drive into the resort. If the driver can not speak English and can not produce a valid license, then the Beaufort County Sheriff's Department is called. Allan stated that there are also citations given to the drivers and companies.

Bob Houlihan asked about a conference that took place at the Marriott concerning a back up in traffic at the gate. Allan responded that the hotels know to call Security before a conference but the Marriott did not call. Ed asked Bob if he would communicate the conference rules again to the Marriott.

Phil Porter asked how the CEF monies will be collected. Andrew answered that the buyer is responsible for the CEF amount and the buyer's closing attorney is responsible for collecting payment and sending money to the PDPOA.

ARB Report – Pat Feinberg for Beth McDowell:

Pat presented the construction activity report:

New Construction/Renovation:	23
Projects Approved/Not Started:	4
Projects under Review:	13
Demolition:	0
Projects complete w/final Inspections Pending:	17

Ed urged all property owners be diligent about what is going on in Palmetto Dunes neighborhoods and lagoons. Ed asked that you please call Beth McDowell with any issues you are not sure of. All work areas need to post a permit.

Sharon Cheney asked if there is list of approved construction companies that have not been fined. Peg Weschke will speak to the ARB board and see if they can develop a Bad Construction Vendor List and weed out vendors.

Committee Reports:

Communications – Phil Porter:

Phil thanked the Board for getting their PD Perspective articles to him on time. Phil is confident that the Perspective mail drop will be at the end of November with a delivery date of December 1, 2006.

Ed asked that the Board members call or e-mail him with any issues that can be discussed at a Communications Meeting.

Covenant Compliance – David Nelson:

An article will be placed in Perspective concerning entering an owner's property if the property is not maintained and then billing the owner for work completed. The notice for rental units is being finalized and will be ready for placement in January.

David brought up an issue from Peg Weschke concerning a builder who has taken out approx. 60 feet of wax myrtles on the lagoon across from the construction site. The lot is not the builders. A large fine will be levied, and the builder will have to replace the wax myrtles. David Nelson, Sharon Cheney, Peg Weschke and Beth McDowell will meet to discuss how to handle the issue offline.

Phil Porter asked if the resort has a booklet to give to new owners. Bob informed the Board that the Administration is working on it.

Lagoon – John Joseph:

John Faucette will chair the lagoon committee and attend the Board Meetings going forward. Two pool discharge situations have been resolved since the last Board Meeting. Letters to property owners have been sent out concerning other lagoon issues, and will be dealt with accordingly. Two line items have been added to the 2007 budget; the first is for water quality kits, the second is consultant fees. John asked if Board members can also keep an eye on the lagoons for construction and report any problems to the Lagoon Committee or call Beth McDowell.

Legal – Wes Warren:

Wes reported on the Hargray lawsuit.

Nominating – Peg Weschke:

No report.

Regime – Bob Houlihan:

The next Regime meeting will be Friday December 1, 2006 at 10:00 am. Ed asked for more participation at the next Regime meeting from the Board. Bob Houlihan asked for suggestions for the meeting. Bob Houlihan would like for Allan to be in attendance and speak to the Statistics Report for the Resort, Ed asked that a report be given from the Lagoon and Finance Committees.

Phil Burger asked that Regimes be held accountable for Lagoons on their property; Bob informed the board that they will definitely speak to that at the meeting.

Prior to adjournment:

A decision was made that a fine would be determined for the builder who cut down the wax myrtles, but before levied, it would be approved by the Board.

Member Comments:

None

There was no Executive Session.

The Board Meeting adjourned at 3:24 pm.