

PDPOA
Board of Directors
01/18/07

Board Members:	Ed Batten Peg Weschke John Joseph Gloria Henley-Smith	Phil Porter David Nelson Bob Houlihan	Joe Maggi Bob McFadden Sharon Cheney
Members:	John Faucette Roger B. Jones Wes Warren	Rose Miller Larry Shaff Joanne Dugle	William C. Miller Dick Waterman Rob Moore-PAI
President:	Bob Sharp		
Controller:	Andrew Schumacher		

President Ed Batten called the meeting to order at 2:00 pm.

The minutes from the previous meeting on 12/14/06 we approved as amended.

Award Presentation – Allan Davis:

St. Andrews President Roger Jones presented Allan Davis, Palmetto Dunes Security and a plaque celebrating 25 years of service to St. Andrews Commons. Also present was Rob Moore, PAI Property Manager.

President's Report – Ed Batten:

Ed updated the Board on the search for a Land Planner. He and Bob have set up meetings with two companies. The companies will present plans to both Bob and Ed. Again, the priorities of the Land Planner is to number one, ease the traffic congestion within the plantation and number two, to take our present facilities and see what needs upgraded and planned to make Palmetto Dunes a world class resort.

Ed announced that there will be a brief Executive Session at the end of the Board Meeting.

General Manager's Report – Bob Sharp

Bob has enclosed a written General Managers Report into each of the Board packets. Bob brought the Board up to date on the handling of Storm Water utilities within the resort. Bob and other General Managers have signed and sent a letter to Beaufort County. Bob believes that if Palmetto Dunes handles their own Storm Water utilities, there can be a saving to property owners.

Bob requested approval from the Board to require property owners to bag leaves for pick up. Sharon Cheney asked if that includes branches, Bob answered no. Phil Porter asked about the break down of monetary saving per year. Ed answered that Bob has gotten many complaints due to Waste Management dropping a large amount of leaves on roadways. Peg said that there would be a huge savings yearly to the property owners if this service is brought in house not to mention the customer service improvement. Phil asked how many times per week debris will be picked up and also, if the debris pile measurements will change if we bring this service in house, Bob answered that all the same requirements will apply. Joe Maggi asked if bagging of leaves will be imperative, and what the consequence of not

bagging will be. Bob answered that the leaves will not be picked up. David Nelson asked what will happen if a property owner does not comply, Bob answered that first step will be to knock on residents door or leave a note. Bob stressed that empty lots will not be picked up unless they are an eyesore. Motion approved and passed 8-2 (2 opposed).

Bob asked if there were any questions concerning Allan's 2006 Stats for security incident reports. No questions were asked but Phil Porter is concerned about the public school busses traveling Port Tack and Sea Lane at 6:45 am., Allan responded that GPS and Radar guns will be in effect next week and Security should be able to address.

Treasurer's Report – John Joseph

Andrew presented an overview of December financials:

\$ 23,780 over budget in revenue

\$ 23,434 under budget in expenses

YTD financials:

\$194,557 over budget YTD for 2006 in revenue

\$143,574 under budget YTD for 2006 in expenses

Net: \$338,132 net over budget for 2006

Andrew added a Year End Variance report in each Board packet so that you can see a break down of each Department. Andrew added that it was a very good first year for the PDPOA. Ed added that the net over budget is before taxes.

John Joseph brought the following motions forward:

- The members of the Finance Committee unanimously recommend that the PDPOA Board approve a 1 – year renewal of a \$5 million line of credit with Sun Trust Bank, effective February 26, 2007 at an approximate cost of \$4500.00. Motion approved and passed unanimously.
- The members of the Finance Committee unanimously recommend that the PDPOA Board approve the General Manager's \$20,500 capital request for the purchase of a truck and dump trailer to be used for yard debris pickup within Palmetto Dunes. Motion approved and passed 9-1 (1 opposed).
- The members of the Finance Committee unanimously recommend that the PDPOA Board approve the cash investments itemized on the finance Committee Investment Worksheet dated January 12, 2007. Refer to Page 3 in finance packet for breakdown of information. Gloria Henley-Smith asked if principle will be protected, John Joseph answered yes for very short periods. Gloria Henley-Smith asked if rates earned are net of what rates will be. John answered yes. Motion approved and passed unanimously.
- As a member of the Compensation sub-committee of the Finance Committee, I (John Joseph) make a motion that the Board approve the General Manager's 2007 performance goals and weightings, which will be used to determine the amount of his 2007 bonus, as presented in the document "2007 Performance Goals and Bonus Distribution Weightings" dated January 11, 2007. John read Bob's goals per request from Ed for audience. John also stated that 2006 goals were met with the exception of 1 which was a policy and procedures for two sections of Finance Goals.

John also went through the PDPOA Finance Committee Goals for 2007. These are included in each Board packet.

ARB Report – Joanne Dugle

Joanne reported that the Fromme appeal was completed January 10th, and ARB was successful in denying this appeal. Mr. Luba appeal will be contacted in the next two weeks to schedule his appeal.

At the last meeting the compliance deposit and application fees were for tree pruning were postponed. Joanne asked that the Board waits until the next Board meeting for a motion.

Committee Reports:

Communications Committee Report – Phil Porter

Phil reminded everyone of the deadline for the PD Perspective which is February 2nd for the March 2007 issue. Please e-mail Phil Porter if you do or do not have an article for the perspective at phil@philporter.com. Phil is looking for good stories and special events please pass any good stories along to him.

Covenant Compliance Committee Report – David Nelson

Acrylic stands have been approved for the Palmetto Dunes Rules which will be put in all rental units. The Covenant Compliance Committee will deliver same to each rental company. A letter will be sent to all rental companies ahead of time. They will be delivered in approximately 2 weeks.

David Nelson brought the following motion forward:

- The members of the Covenant Compliance Committee unanimously recommend that the PDPOA Board approve the following fines for any pool discharge into lagoons by a pool contractor:
 - 1) 1st Offense - \$ 500.00 Fine
 - 2) 2nd Offense - \$2,000.00 Fine
 - 3) 3rd Offense – \$4,000.00 Fine and Banned from plantation for 1 year starting the first day that the fine is paid
 - 4) 4th Offense – Company will be banned from resort permanently.

Motion approved and passed unanimously. All pool companies will receive a certified letter before this goes into effect.

Lagoon Committee – John Faucette

John reported that the Lagoon Committee met on January 8th, and reported that they have completed an article for the PD Perspective. The Lagoon committee is working on Bulk Head Construction and using Stone instead of wood. More information to follow.

John is working on a Lagoon property owner's database. The Lagoon Committee is working on a Lagoon policy and procedure manual.

Legal Committee – Sharon Chaney

Nothing to report

Nominating Committee – Peg Weschke

Call for nominations will be in March

Regime Committee – Bob Houlihan

Bob has set Regime Committee Meeting dates but Phil has asked that Bob change the dates so that a Regime article can be written for the next PD Perspective issue. Ed spoke to the continuing communication with the regimes. Ed also asked if the results that we

have seen in St. Andrews can be done in Queen's Grant. Bob answered that Queen's Grant will not work with us.

Bob Sharp spoke to several questions and comments from the last meeting:

- Trampoline issue – owners have been advised of final date to take trampoline down, if they do not, we will have to take further action.
- The question concerning fire works in resort during Labor Day. Bob had a message placed on the Bulletin Boards and this seemed to help alleviate some of the fire works noise.
- Consistency of hand signals at gates. Allan is aware of the issue and is conducting training.
- Comment about stolen radio – radio was 30 years old and not on inventory anymore.
- Question about Leisure path stop signs, can they be turned or moved. Our engineer has looked at them and they meet all DOT requirements. This issue will be addressed with the land planners
- Bob was asked about paving schedule – paving has been accomplished, remaining is striping in approx. 30 days.

Member Comments:

Land Planner
Dick Waterman – 123 Mooring Buoy – Question about specific bike path stop signs on right angle turns. Bob will revisit. Mr. Waterman asked that bike path decals to be placed on bike paths, Bob will revisit.

Larry Shaff – 14 Rum Row – Paving on Rum Row went very well. Mr. Shaff mentioned that he did not see Board Meeting minutes on the website; Andrew invited Mr. Shaff to his office after the meeting so that he can show Mr. Shaff where to look. Mr. Shaff also asked why Lagoons were low this week, Bob answered that the lagoons were flused. Bob reminded the members that lagoons are flushed once per month at 6:00 am and take two full tide cycles to come back to full capacity. Bob e-mails all who have requested before this is done.

Corrected
Dick Waterman – 123 Mooring Buoy – Mr. Waterman had a problem finding out where the Board Meeting is held, Bob will mention to Allan to put on bulletin board. Full Sweep paving has been completed. There were minor defects which were corrected by the paving contractor that affected driveways. All corrections have been made, if there are any others, please let Bob know. Mr. Waterman asked about Lagoon Guidelines and was informed by John Joseph that they are on the pdpoa.org website under Resources. Also, Boat Owners are required to register boats and will get a hard copy of the guidelines at that time.

The Board Meeting Adjourned at 3:45pm.

Executive Session: