

**PDPOA  
Board of Directors  
3/15/07**

<b>Board Members:</b>	Ed Batten	Phil Porter	Sharon Cheney
	Peg Weshcke	Joe Maggi	David Nelson
	Bob Houlihan	Bob McFadden	Gloria Henley-Smith

<b>Members:</b>	John Betts	Bret Martin	Joseph Kudless
	John Faucette	Larry Shaff	Dick Waterman
	Ed Lester	Joyce Kopenhaver	

**General Manager:** Bob Sharp  
**Controller:** Andrew Schumacher

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

The minutes from the previous meeting on 2/15/07 were approved as amended.

**President's Report – Ed Batten:**

Ed informed the Board that there would be no Executive Session.

Ed spoke about the Dunes House renovations, stating that the town has not approved the proposed changes that GDC would like to make. Bret Martin and John Betts of GDC attended the Board Meeting to answer any questions. GDC is appealing the Town's decision and Ed asked that the PDPOA Board approve a motion to sign the letter included in Board packet to show support for GDC.

Peg Weshcke asked if GDC is comfortable that the Dunes House has been used in the past for Food & Beverage. Bret answered that letters of support are coming from several past operators and tenants of GDC Dunes House with Documentation.

*Ed brought the following motion forward:*

*The PDPOA Board of Directors authorizes the President to sign the attached letter for Greenwood Development Corporation to convey to the Board of Zoning Appeals.*

*Motion approved and passed unanimously.*

Ed stated the appeal is scheduled for April 23, 2007 and he will ask a Board member to attend the appeal in a show of support for GDC.

Ed gave an update on the land planner. The survey is completed for consideration on congestion and infrastructure issues and is listed in the Board packets. Ed thanked everyone for responding and passed the information to Wood + Partners.

Ed thanked Sharon Cheney for writing the SOP for litigation threats and media contact which is included in the Board packet. Please e-mail Sharon and copy Ed with any comments concerning this SOP. Board approval will be sought at the April meeting.

Ed spoke of the many changes in the tidal wetland regulations found in the Land Management Ordinance (LMO) from the Town of Hilton Head. The Board has retained attorney Chester Williams to write a disclaimer for the ARB which is included in the Board packet. The

Board has written a letter to the Town of Hilton Head to voice concerns and to receive clarification on the rules and regulations.

Bob McFadden asked if we would get a book of rules from the Town on the new regulations. Ed indicated that we are seeking clarification. Mr. McFadden asked how many homeowners have been affected. Ed answered that two property owners have been affected so far, one has been approved by the Town and the other has not been issued a Certificate of Occupancy to date.

#### **General Manager's Report – Bob Sharp:**

Bob has included a written General Manager's Report in the Board packet. Cross walks have been painted. Landscaping will be done sooner than expected. The Ocean Lane/Carnoustie intersection has not been completed as was indicated in Bob's article in the Perspective. The paving project is almost completed and under budget. A photo of the North Gate flushing structure railing is included in packet. This project also came in under budget.

Bob Houlihan added a comment that the site lines at the corner of Carnoustie and Ocean Lane are much improved.

There is a Security Report in the Board packets. Please e-mail Bob or Allan with any questions regarding this report. Bob and Allan will have a 30 minute demonstration of the GPS system after the April Board meeting for those who are interested.

Joe Maggi asked about the uncompleted landscaping on bike path along Mooring Buoy, Bob will check to make sure that this is completed. John Joseph asked about the Board Packet insert concerning the Disaster Plan, Bob responded that the Town of Hilton Head will remove all storm debris from main roads. John Joseph asked if we should reduce the dollar amount collected for our storm reserve fund. Ed asked John to keep this item on his agenda for the Budget meetings in the fall.

Phil Porter asked where bags can be purchased for Debris bagging. Bob answered that he will check for information.

#### **Treasurer's Report – Andrew Schumacher:**

Andrew presented an overview of the February financials:

\$15,000.00 under budget in revenue due to CEF & ARB fees

\$ 1,500.00 under budget in expense

Please see John or Andrew with any questions.

Andrew explained that we are under budget \$17,500 YTD (This is due to lower than expected CEF funds.) Andrew stated that we have collected roughly \$25,000 to date with \$23,000 pending.

John Joseph reported some of the approved investments that have not been made; he will give an update in the April Board meeting. John informed the Board that 2006 Federal and State Income Tax would be approximately \$41,000, which is less than the original expectation of \$100,000.

One of the Queens Grant properties that were in litigation has closed and the PDPOA has received all of the monies that were owed. The other Queens Grant property is still pending legal action.

A draft of the remaining two sections of the Finance Manual will be completed and ready for approval at the April Board meeting.

The Storm Reserve account has \$250,000 available for investment. The Finance Committee presented the following motion to invest those funds.

*John brought the following motion forward:*

*"The members of the Finance Committee unanimously recommend to this Board that they approve the immediate purchase of a \$250,000.00, 11 month CD with an annualized yield of 5.2% from SunTrust."  
Motion approved and passed unanimously.*

**ARB:**

Joanne Dugle was not in attendance but Ed informed the Board that the ARB report is included in the Board packet.

**Communications:**

Phil Porter reported that the PD Perspective has been mailed. The deadline for the June issue is Friday, May 4<sup>th</sup>; please e-mail articles to Phil Porter at [phil@philporter.com](mailto:phil@philporter.com). Phil asked about a communications meeting, or an owner impact meeting. Ed answered that once an ad hoc committee is chosen, an owner impact meeting will follow. John Joseph asked if the June issue will have the announcement of the Annual Meeting and proxies if any. Phil answered that the committee will talk about whether to add to the June or September issue. Bob Sharp added that the PDPOA is looking to add more color to the Perspective if the cost is not prohibitive.

**Covenant Compliance:**

David Nelson reported that rental stands with inserts have been delivered to all rental agencies and thanked the Covenant Compliance Committee for a job well done. Wes Warren is credited for putting this program together and the rental agencies have expressed a favorable response. The Covenant Compliance Committee has some of the stands remaining and has invited those who rent their homes and or villas without the employment of a rental company, to pick up these stands for use in their properties.

Compliance is very good throughout the resort with the exception of one property owner who is being fined on a daily basis after not complying for 30 days period. At the end of another 30 day period, if the property is not brought into compliance, the committee will have the option to take care of the issue and bill the owner. Peg Weshcke asked if the Marriott has paid their fine. Bob Sharp answered that the Marriott called today to discuss, due to a Stop Work Order being put into place.

**Lagoon:**

John Faucette reported that 43%, or 540 homes on the lagoon and fresh water lake including Leamington, are single family homes not including villas. The lagoon property list is completed. Andrew Schumacher is having Gwen Pryor, Pass Office Supervisor, enter the appropriate coding into the Pass Office data base. The codes are broken down into seven different types that correspond to the appropriate section of the lagoon. Ed asked if possible, could the coding be separated to distinguish Leamington and main lagoon areas.

Two new Lagoon Committee members were added this month which brings the total to 27 members. Since the completion of the boat ramp, 15 boat decals have been sold.

**Legal:**

No report

**Nominating:**

Peg Weshcke informed the Board that the article for the Nominating Committee in the PD Perspective has produced one interested party so far.

**Regime:**

Bob Houlihan informed the Board that the last Regime meeting was Feb. 23<sup>rd</sup>, 2007 at which Chief Davis gave presentation on the difficulties of the regimes that have not signed up for the private citation system. The Regime Committee is considering extending the private citation system throughout all of regimes within Palmetto Dunes. Bob informed that board that he had received an e-mail concerning an overcrowding in a unit in Queens Grant. Security responded to the complaint over, but could not verify any violation.

The next regime meeting is scheduled for May 25, 2007. Next year regime meetings will take place one week before the deadline of the PD Perspective.

**Recap of Member Comments from March 2007 Board Meeting:**

The road sign for identification of Queens Folly Road will be addressed by the land planner.

**Member Comments:**

Dick Waterman, 123 Mooring Buoy, asked about the lack of markings the Mooring Buoy leisure paths in regards to the rental unit signs. Bob will investigate.

Peg asked if Palmetto Dunes should ban the baby buggy's that fit on the back of bikes for safety/liability reasons. Bob and Ed will address. Ed said that we are sending a leisure path map with rules to major bicycle rental companies.

Larry Shaff owner of 14 Rum Row asked the following questions: 1) Is the Dunes House and beach path is still available to PD owners. Ed answered yes. 2) Are boat launching ramps prohibited on lagoon properties? Ed answered that small ramps are permissible if they are existing, however new structures will most likely not be permitted. 3) Is both OCRM and ARB approval needed for new docks and bulk-heads? Ed answered yes; you must get permits for each. Larry added that yard debris removal was excellent the last two weeks. Bob will pass along the compliment to Pinky and Herbert. 4) Can dirt be added to the sides of the leisure path on Mooring Buoy at the following locations: 115, 123, and 137? Bob will check. 5) Can swimming pool companies drain pools into the sanitary sewer? Bob answered no, Broad Creek PSD does not allow. 6) Will the land planner look at congestion. Ed answered that congestion is the #1 priority of the land planner. 7) Since Rum Row has been resurfaced, he has noticed several places where sidewalks and driveways are crumbling. What is the situation with this condition? Bob will check with our engineer Tim Johnson.

*Meeting officially adjourned at 3:15pm with no Executive Session*