

PDPOA
Minutes of Board of Directors Meeting
4/19/07

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

Members:	Rosanne Konar	Marty Gleason	Larry Shaff
	Roger Jones	Joanne Dugle	

General Manager: Bob Sharp
Controller: Andrew Schumacher

President Ed Batten called the meeting to order at 2:02pm.

The minutes from the previous meeting on 3/15/07 were approved as amended.

President's Report – Ed Batten:

Ed informed the Board that the Annual Meeting is scheduled for 4:00 p.m. on Saturday, October 13, 2007 at the Palmetto Dunes Club.

Ed spoke about the Tidal wetlands buffer meeting with the Town of Hilton Head. Ed had invited the Board, ARB members, Bob Sharp and Andrew Schumacher as well as the President and Vice President of Leamington to attend the meeting. This was the third meeting with the town. The first meeting involved John Fay who met with the town to review questions from Bob and Ed. John reported back with the answers. The answers resulted in additional questions and Bob and Ed then met with town representatives. This third, larger meeting was set up to help with an understanding of the tidal regulations of the town. As a result of the three meetings, we have a much better idea of how the town will handle buffer issues.

The regulations state that there are to be no structures in the 20 foot buffer. During the meeting the town representatives clarified the meaning of the word "structure" in the buffer. Structure means a permanent structure -non-permanent structures such as tables or chairs are permissible in the buffer.

There are two open issues – The first issue is what constitutes a boat ramp? A pullout for a canoe is probably permissible but further discussions with the town will occur to clarify. Town representatives want to see examples of boat ramps

Trimming wax myrtles over the water and in the water is the second open issue. The town wants to see examples so John Joseph and Bob Sharp will take Sally Krebs and Sarah Skigen out on a boat to view the wax myrtles along the lagoons. This will occur on April 23, 2007.

The town also agreed to send an E-mail listing of native vegetation to Beth McDowell of Palmetto Dunes ARB and Tom Stanton of Leamington ARB.

Bob and Ed met with the land planners on Monday, April 16. Digital mappings are ready. The land planners will visit PDPOA on May 2 to meet with the Steering Committee and view areas of congestion that we want to address. Areas of concern have already been pointed out to the land planners.

General Manager's Report – Bob Sharp:

Bob reported that Phase III of the leisure path has been completed. In response to a member's comment, ten pathway signs have been installed. Soil may need to be added due to settling. Contact Bob regarding any problems or concerns.

The Ocean Lane/Carnoustie intersection has been completed and is safer now. There is now an improved line of sight for on-coming vehicles.

Color is to be added to the next issue of the Perspective.

Biodegradable bags are available at Publix and at Grayco. Photos of the bags will be put on the PDPOA website.

A Large Scale Managers of the Lowcountry Meeting is scheduled for May 9 at Indigo Run. Board members are welcome but need to let Bob know if they plan to attend. Town Manager Steve Riley, is the featured speaker and he will discuss hurricane preparedness.

Following the meeting Bob and Allan Davis will present a GPS demonstration. The purpose of the presentation is to show how PDPOA uses GPS as a management tool.

The Security Report is included in the Board packet.

Phil Porter asked for clarification of the trespassing incident on Robert Trent Jones. Two individuals were arrested while fishing on #8 on RTJ. They were not residents and were arrested for trespassing.

David Nelson said that overhanging branches along the leisure path were discussed at the Covenant Compliance Committee and it was indicated that these branches are PDPOA responsibility. Is there a plan for addressing these branches? Bob responded that The Greenery is monitoring this as well as the PDPOA facilities maintenance employees. When preparing for removal of the branches we need to be sure that the trees are on PDPOA property and not on private property.

Treasurer's Report – John Joseph

John stated that we have received the final 2006 financial report from the auditors and it is very favorable. Suggestions from the auditors allowed PDPOA to save approximately \$60,000 in tax payments. The Audit Report is available upon request.

Andrew presented an overview of the March financials:

\$ 1,276 over budget in revenue

\$ 11,943 under budget in expense

Biggest change in March was decrease in Accounts Receivable of \$500,000.

Three line items are over budget. Insurance continues to be over budget due to Workers Comp coverage. Telephone expenses were over budget due to switch from Hargray to Time Warner. Remainder of year should be under budget. Landscape/grounds budget was over budget due to debris pickup transition but should be under budget for remainder of year.

John Joseph mentioned that only 191 properties are represented in Accounts Receivable for this year. This number continues to decrease and it is due to Andrew's collection efforts.

John Joseph distributed and reviewed the PDPOA Finance Committee 2007 Goals. This report tracks what the committee is doing on a monthly, quarterly and annual basis.

John Joseph also distributed the revised Financial Policies and Procedures Manual. PDPOA by-laws will need to be changed to reference the Financial Policies and Procedures Manual. The Manual will be put on the website so homeowners can read it prior to the Annual Meeting. There will be an article regarding the proposed by-law change in the June issue of the Perspective.

All changes are unanimously recommended for approval by the Finance Committee.

Ed requested that Board members read the manual carefully and notify John or Andrew of any concerns prior to the May meeting. The Board needs to review so the vote can occur at the May Board meeting.

John Joseph distributed an Investment Summary of PDPOA accounts and recommendations from the Finance Committee for new investments.

John brought the following motion forward:

"The members of the Finance Committee unanimously recommend to the Board that they approve the recommended cash investments itemized on the Finance Committee Investments & Recommendations Worksheet dated 4/19/07

Motion approved and passed unanimously

PDPOA is involved in litigation regarding an unpaid 2006 assessment for a property in Turnberry. Approximately \$3,000 in assessments and legal fees are owed. The property was put up for sale by the sheriff's

office but there were no bids. At this point, PDPOA is putting this on the back burner. We may pursue the monies owed if the property sells for more than \$400,000 which is the amount due on the first and second mortgages.

Report: Joanne Dugle

Joanne reported 28 new construction/renovation projects, four projects approved but not yet started, eight projects under review and ten projects in the final inspection process.

Ed asked Bob McFadden to collect various Policies and Procedures as well as materials that have been used for board member training. This material will be useful to train new board members. The training will help new board members understand the linkage between committees.

Committee Reports

Communications:

Phil Porter reported that the May 4, 2007 deadline for the PD Perspective is approaching.

A slick stock front and back with color photos is planned for the next edition.

Phil asked if there is an obligation to distribute updated by-laws. Ed responded that Wes Warren will have an article in the next Perspective summarizing the proposed change to the by-laws and referring property owners to the PDPOA website to review the Financial Policies and Procedures.

There was a discussion about when to put the proxies in the Perspective. Ed indicated that the actual change to the by-laws has been approved by the Board. A Board member will talk to Wes about the proxies. Voting at the Annual Meeting will be regarding the changes to the by-laws not the Financial Policies.

Andrew Schumacher said he was comfortable with proxies in the September issue of the Perspective.

Covenant Compliance:

David Nelson distributed PDPOA Policy 002-07 – Illegal Discharge. This policy addresses dumping leaves and grass clippings into the lagoons. It has been distributed to landscape companies as they pass through the gate. When it is approved by the Board, it will be mailed to landscaping companies.

The policy wording was corrected to delete “pool” on the third line under Violation #3.

Violations by private citizens will be addressed through private citations.

David brought the following motion forward:

The members of the Covenant Compliance Committee unanimously recommend to the Board that they approve the Illegal Discharge Policy as amended.

Motion approved and passed unanimously.

The fine process has begun against an owner who was notified to remove the debris of a dismantled dock and did not comply.

Lagoon:

John Faucette was not in attendance. John Joseph presented in his absence. The Lagoon Committee continues to address pool water being discharged into the lagoon and grass clippings being purposely blown into the lagoon. Warnings and fines have been issued.

More homeowners have become aware of these issues and have notified the Lagoon Committee when they observe potential issues.

Sarah Skigen from the Town of Hilton Head regularly sends water samples to John Joseph. The samples are taken at the former location of the Cracker Barrel. There have been a few spikes in the water quality but nothing alarming.

The Lagoon Committee will soon undertake water quality sampling. The members will be trained and will begin to keep PDPOA specific records.

Fish stocking will occur during the last week of April. Two thousand 10" – 11" redfish will be put in the lagoons.

Legal:

Sharon Cheney indicated that she has not received any comments regarding the two SOPs that were distributed to the Board at the March 15 meeting. The SOPs addressed how to handle media contact and litigation threats.

Further SOPs regarding contact by government officials will be forthcoming.

Sharon brought the following motion forward:

The Legal Committee recommends to the Board that they approve the Standard Operating Procedures addressing Litigation threats and Media Contact

Motion approved and passed unanimously.

There was a discussion about Board members initiating contact with media. Board will think about need for an SOP addressing this situation.

Nominating:

Peg Weschke informed the Board that six candidates have come forward for three available slots. One candidate has decided to wait until the next go-round so there are actually five candidates for three seats. Resumes have been received and interviews will be set up in June.

The Interviewing Committee consists of John Joseph, Don Caudill, Joyce Kopenhaver, Phil Burger and Peg Weschke

Time:

Bob Houlihan informed the Board of a complaint received from a regime member. Complainant thinks her regime fees are subsidizing the single family homeowners because PDPOA picks up leaves and brush for single family homes but not in the regimes.

Complaint will be reviewed and studied off line. Then a decision will be made as to response to complaint.

Next Regime meeting is scheduled for May 25 at 10:00 a.m.

Recap of Member Comments from March 2007 Board Meeting:

Ed requested that any members with operations questions contact Bob Sharp directly by E-mail or phone. The Board meeting is not the forum to address operational issues. Operations issues include bike path issues, tree branch issues, etc. Questions about anything that was discussed at the Board Meeting are welcome.

Bob indicated that sand blasted signs have been added to the leisure paths at strategic places. Soil has been added to the edges of the paths.

Driveway tapers will be addressed by the contractor.

Member Comments:

Rosanne Konar, 2 Beach Villa asked about the beach sand level. She was concerned that the sand level that had been very high seems to have eroded. Joe Maggi informed her that this fluctuation is normal. Ed added that Hilton Head is the only town on the east coast with a funding mechanism to address beach re-nourishment.

Larry Shaff, 14 Rum Row asked the following questions: 1) What were the results of the ARB Appeal Hearing on Luba property? Ed advised Mr. Shaff that results of an individual appeal is not a topic for the Board meeting. 2) What were the total amounts of Community Enhancement fees received? Andrew answered that the PDPOA received \$21,000 in March and has received \$35,000 year to date.

Meeting officially adjourned at 3:22 p.m. with no Executive Session