

PDPOA  
MINUTES OF BOARD OF DIRECTORS MEETING  
5/17/07

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

Board Members Absent: Bob Houlihan

Members:                      Wes Warren                      Phil Burger                      Joanne Dugle  
   Larry Shaff                      Dick Waterman                      Joyce Kopenhaver

Ex-Officio:                      Bob Sharp – General Manager  
   Andrew Schumacher – Controller  
   Beth McDowell – Acting Recording Secretary

President, Ed Batten, called the meeting to order at 2:05 pm.

Approval of Minutes- The minutes for the April 19, 2007 meeting were reviewed and approved.

President's Report – Ed Batten

A. President Batten advised the Board there would be a brief executive session held following today's Board meeting.

B. President Batten advised the Board that the proxies will be included in the next issue of the Palmetto Perspective.

C. Mr. Batten asked Mr. Wes Warren to give an update on the Time Warner/Hargray situation. Mr. Warren reported Hargray sued Time Warner to break up their exclusivity. Time Warner has told their litigation team to find a way to settle. It appears Time Warner is proposing to end litigation however Hargray must agree. Mr. Warren feels Hargray may be amenable to the proposed approach and he will continue to steer the proposal to benefit Palmetto Dunes. There is nothing to approve at this time and Mr. Warren will attempt to broker the deal between all parties and determine an agreed upon fee.

Mr. Batten reported on his meeting with Turnberry, Inverness and Greenwood to discuss the installation of a fence extending from hole #6 to hole #13 of the Fazio golf course. This is in response to recurring trespassing from the Chimney Cove area onto the golf course as well as the Inverness pool, along with break-ins to private vehicles and an attempted break-in to a residence. It was discussed that the cost of the fence be split between Greenwood Development and the PDPOA. Mr. Batten contacted the Executive Committee and the following motion was made and approved by the Executive Committee and now is before the board for approval:

*The PDPOA will approve up to \$5,000.00 to share the cost with Greenwood Development to install a fence extending from the Fazio golf course hole #6 to hole #13 to eliminate trespassing on shared properties.*

Motion passed unanimously.

## **REPORT of GENERAL MANAGER**

1. The GM, along with Board member John Joseph, took a lagoon boat tour with Town of Hilton Head employees from the Natural Resource Department, Sarah Skigen and Sally Krebs to review the resort and discuss areas of concern within the 20' tidal wetlands buffer. The following was determined during the tour:
    - a. Boat pull-outs are acceptable and will be allowed in the 20' tidal wetlands buffer.
    - b. The trimming of the wax myrtle was discussed; the town feels this vegetation should be left to hang over the water and the trimming guidelines used to date by the lagoon committee were good. The primary objective is to not remove the wax myrtle completely.
    - c. The ARB Administrator has received a copy of the natural vegetation list; it is available for member review.
  2. Members of the ad-hoc group met with Wood + Partners to begin compiling data to develop an opportunities and constraints map. They concentrated on the highly congested areas and traffic blending. A large number of photos were taken and the group returned to 23-A to summarize and prioritize. It was a very good meeting and Mr. Sharp expects to receive the completed product within the next 2 weeks.
- B. Security Report - included in the Board packet.

**Treasurer's Report/Finance** – included in the Board packet.

- a. The Board unanimously approved the **Financial Policies and Procedures**.

**ARB Report/ARB Liaison** – included in the Board packet.

Mrs. Dugle, ARB Chairperson advised the Board that she has discussed with the ARB Administrator and the ARB Board Liaison, the inclusion of the previous month's ARB minutes to the PDPOA board packets. Mrs. Dugle states she hopes this will allow the board to remain more in touch with the issues associated with the ARB and provide feedback and ideas.

## **Committee Reports**

- A. **Communications** – The Palmetto Perspective will have color on this issue; the distribution may be delayed due to adding the color.
- B. **Covenant Compliance** – The committee is meeting regularly and cooperation in resolving issues is good. The CCC has issued one fine which has been applied to the property which will have to be paid prior to the property being transferred.
- C. **Lagoon** – No Report
- D. **Legal** – Sharon Cheney has drafted a copy of her proposal for how the PDPOA should interact with government officials. A copy will be printed for the PDPOA Board President to review prior to the next board meeting.
- E. **Nomination** – Peg Wescke reported the nominating package was sent 5/15/07 and she is planning the first meeting on 6/6 or 6/8.
- F. **Regime** – Bob Houlihan was absent, however Mr. Batten reminded the Board and guests that there will be a Regime Meeting on 5/25/07 at 10:00 AM in the Administrative Conference room at 23-A.

## **MEMBERS COMMENTS**

**Question:** Mr. Shaff asked if the area around the General Store and Alexander's was discussed with the land planners.

**Answer:** Mr. Sharp, General Manager stated traffic congestion is on of the list of concerns, including the General Store/Alexander's intersection, and will be addressed by the land planner.

**Question:** Mr. Waterman asked if all of the leisure path signs were up; he is concerned that they conflict with the road signs.

**Answer:** Mr. Sharp, General Manager stated they are all up and the leisure path stop signs have been repositioned to decrease the confusion for vehicular traffic.

## **EXECUTIVE SESSION**

The Board went into Executive Session at approximately 3:15PM. At approximately 3:30PM they came out of Executive Session and unanimously approved the following motion:

*"Resolved that the Board approves the concept of a new single gate on Queen's Folly Road to replace the two existing guard gates and approves the creation of a Single Gate Oversight Committee (SGOC). The Board authorizes the SGOC to recommend, and the General Manager to hire a traffic engineers' study at a cost not to exceed \$25,000, and further authorizes that committee to interview and make recommendations to the Board of an architect and contractor for the construction of the new gate."*