

**PDPOA**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**June 21, 2007**

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

Board Members Absent: Bob Houlihan, Joe Maggi

Members:	Wes Warren	Larry Shaff
	Joyce Kopenhaver	Joanne Dugle

Ex-Officio:

Bob Sharp – General Manager  
Allan Davis – Chief of Security  
Karen Fey – Acting Recording Secretary

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

**Approval of Minutes:** The minutes for the May 17, 2007 meeting were reviewed and approved unanimously.

**President's Report – Ed Batten**

- A. President Batten advised the Board that there will be an Executive Session after today's Board Meeting; Mr. Batten asked Mr. Sharp and Mr. Warren to attend.
- B. President Batten gave the Board an update on the land planner. Mr. Batten stated that Stage 1 of the project, mapping for the steering committee, has been completed. Mr. Batten said that the land planner has addressed the following: a lack of focus on the ocean, traffic congestion, infrastructure (signage and lighting) and lighting on the all the bridge railings; more details will follow. Mr. Bob McFadden asked if PDPOA will coordinate with the land planner chosen by Greenwood Development. Mr. Batten responded that it is intention of PDPOA to coordinate with Greenwood Development in these projects. Mr. McFadden asked if Greenwood Development will communicate with the PDPOA regarding their plans. Mrs. Gloria Henley-Smith responded that is the plan however the meeting will be held separate from the Annual Meeting.
- C. President Batten notified all Board members of the special meeting held by the Executive Committee to discuss the handling of *vicious animals* in the resort. In response to this special meeting, it was agreed that action will be taken under the guidelines of the State of South Carolina in conjunction with the Palmetto Dunes covenants.
- D. President Batten informed the Board that a printing error occurred with the proxy cards mailed in the June 2007 Palmetto Perspective. The proxy cards were sent with the incorrect dates however, the printer is reprinting the proxies in a different color, and mailing updated information to all property owners at no charge to the PDPOA on June 22, 2007.

### **Report of the General Manager – Bob Sharp**

- A. Mr. Sharp spoke of the information concerning capital projects for this year's budget; please refer to the Board packet for additional information.
- B. Mr. Sharp spoke to road repairs on Armada and the South Gate leisure path.
- C. Mr. Sharp advised the Board that the PDPOA website usage continues to increase. Please refer to the Board Packet for specific information.
- D. Mr. Sharp spoke about an anonymous letter that was sent, along with photos, to Board members addressing some concerns. Mr. Sharp explained that the bulletin boards have been repaired, however no lights can be installed in these boards and Security officers are now parking at the Palmetto Dunes Tennis Courts with the permission of Greenwood Development.

### **Report of the Chief of Security – Allan Davis**

- A. Chief Davis spoke of the steps taken by the Security Department to assist with the vicious dog attack that occurred in Queens Grant. Chief Davis also advised the Board of the steps that will be taken in the future to ensure vicious pets will be recorded and state fines imposed on owners up to and including the possibility of jail sentencing. Mrs. Peg Weschke informed the Board that a list of vicious animals will be kept by Security. Mr. Batten asked that residents who see an unattended animal please call and report to the Security Department. Mr. Batten also informed the Board that Queens Grant has banned Pit Bulls from their Regime.
- B. Chief Davis advised the Board that the Security officers are being very proactive with those on bicycles, asking them to utilize the bike path.
- C. Chief Davis explained to the Board that Security is monitoring the Dunes House and Disney Beach House for parking violations. Security is taking pictures of violations along with issuing citations.
- D. Chief Davis spoke about the Saturday Pass Office issues and how Security is addressing the concerns. Dr. David Nelson asked if Security officers are checking parking decals. Chief Davis explained that they are checking all decals.
- E. Chief Davis explained that Hurricane Preparations are complete for 2007.

### **Treasurer's Report – John Joseph – Included in the Board Packet**

### **ARB Report – Joanne Dugle – Included in the Board Packet**

Mrs. Dugle stated the ARB Administrators and Directors luncheon, which was hosted by the PDPOA, was held at the Palmetto Dunes Club this afternoon. Ms. Sarah Skigen, Town of Hilton Head Department of Natural Resources representative, spoke to the group on lagoons, buffers, tree removal and drainage.

Dr. Nelson thanked Mrs. Dugle and her committee for all of their hard work. Dr. Nelson asked if a stop work order had been placed on 2 Rum Row because of dock work without a permit. Mrs. Dugle said that it will be done immediately.

### Committee Reports:

- A. **Communications** – The next article for the Palmetto Perspective is due next month. The June issue of the Palmetto Perspective was the first one with color and the PDPOA broke even on the expense.
- B. **Covenant Compliance** – The committee is having good cooperation with owners with the exception of one owner who has been fined. The CCC has decided to have the property cleaned up and will back-charge the homeowner. Mr. Joseph asked how interest will be imposed. Mr. Warren advised that interest will be assessed at 1.5% monthly.
- C. **Lagoon** – No Report
- D. **Legal** – Information included in Board packet.  
Mrs. Cheney asked that everyone read the enclosed motion. Said motion will be voted on at the July Board Meeting. Please e-mail Mr. Batten and/or Mrs. Cheney with questions and/or suggested changes.
- E. **Nominations** – Mrs. Weschke informed the Board that three members will be interviewed for the two openings on the 2008 Board of Directors. The first two interviews were held Wednesday June 18<sup>th</sup> and the last one will be scheduled for week of June 25<sup>th</sup>.
- F. **Regime** – No Report

### Member Comments:

**Question:** Mr. Shaff asked what can be done about feral cats in Palmetto Dunes.

**Answer:** Mr. Sharp advised Mr. Shaff that he will check into the town rules.

**Question:** Mr. Shaff asked if signs can be placed on the bulletin boards for  
No Fireworks during 4<sup>th</sup> of July.

**Answer:** Mr. Batten responded that the bulletin boards will be updated.

**Question:** Mr. Shaff asked about information provided in the Palmetto Perspective on page 10 concerning the amount of debris that can be placed out for debris pickup.

**Answer:** Mr. Sharp will check into the maximum size of the debris pile that can be picked-up.

Board Meeting Adjourned at 3:01pm

### Executive Session:

The Board went into Executive Session at approximately 3:10pm.

Motion made: The PDPOA Board of Directors authorizes Mr. Ed Batten, PDPOA Board President, to sign and send the attached letter to Ms. Chisano.

Motion passed: 7 for; 1 Abstained.

HH Admin Soc. at  
free program  
spay/neuter  
watch eat  
test for disease  
(rodents/bugs)

1 cubic yard