

PDPOA  
MINUTES OF BOARD OF DIRECTORS MEETING  
July 19, 2007

Board Members Present:	Ed Batten Bob Houlihan Bob McFadden	Peg Weschke Sharon Cheney Gloria Henley-Smith	John Joseph Phil Porter
Board Member Absent:	David Nelson	Joe Maggi	
Ex-Officio:	Andrew Schumacher – Controller Karen Fey	- Acting Recording Secretary	

President Ed Batten called the meeting to order at 2:01pm.

Approval of Minutes: The minutes for the June 21, 2008 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. Schumacher and Mr. Warren to attend.
- B. President Batten made motion: The PDPOA Board approves \$4,000.00 in addition to the 2007 capital spending budget for a survey of St. George and the Beach Access Path at the foot of Haul Away. Motion passed unanimously.
- C. President Batten updated the Board on the Land Planner stating that Task 1 has been completed. Task 2 should be ready for presentation to the steering committee by the third week of August, 2007. There will be a combined meeting the first week of September for the Steering Committee and the Board members. Mr. Batten has asked that all Board Members attend a meeting the second week of September. Two community meetings are planned for later in September, dates and times to follow.

**General Manager's Report – Andrew Schumacher** – *(Mr. Sharp on vacation)*

- A. Mr. Schumacher informed the Board that the General Manager's Report is included in the Board Packet.
- B. Mr. Schumacher spoke about the two remaining capital projects in 2007 that are scheduled for the fall. The bridges on Port Tack and the paving on Offshore, Starboard Tack and Midstream. Mr. Schumacher stated that both projects look favorable to the budget.
- C. Mr. Schumacher informed the Board that the fence on the Fazio golf course across from Inverness has been installed and visibility is minimal.
- D. Mr. Schumacher spoke about a new position being created by the General Manager. A Community Relations Manager position will be created to handle calls, complaints and problems from property owners, ensuring that the issues are resolved. This person will be in charge of covenant compliance, citation

appeals, publication and communication of the PDPOA newsletter, the POPOA website and bulletin boards. This person will take over some of the responsibilities currently performed by Sue Perritte who gave notice to the General Manager that she will be leaving the PDPOA at the end of July.

- E. Mr. Schumacher informed the Board that the PDPOA Chief of Security, Allan Davis has been selected to serve on a State Legislative committee for SLED. Eight people were selected from the state of South Carolina, and Chief Davis is looking forward to working on a government level to address SLED issues. Mr. Batten asked that Mr. Schumacher extend congratulations to Chief Davis on behalf of the Board of Directors.

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

- A. Mr. Schumacher informed the Board that there has been a change to the income statement. The Community Enhancement Fee monies have been moved out of the operating budget to reflect correct operating income.
- B. Mr. Joseph made the following motion: The Finance Committee unanimously recommends the investment of \$900,000.00 into 28 day auction rate municipal bonds at the current rate which will be quoted tomorrow morning. Motion passed unanimously.

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

- A. Mrs. Dugle asked when ARB Board nominee's names should be given to the Board of Directors for Approval. Mr. Batten answered: At the first Board meeting after the Annual Meeting.
- B. Mrs. Dugle informed the Board that the new home at 6 Rum Row is being built by the new School Superintendent.
- C. Mrs. Dugle asked about rental check-in times and if the Board has any control over check-in being before 4:00pm. Mr. Porter answered that the Rental Companies have complete control over check-in times.
- D. Mr. Batten thanked the ARB for the information given monthly through the Board Packet.

#### **Committee Reports:**

##### **Communications – Phil Porter**

- A. Mr. Porter informed the Board that August 3, 2007 is the deadline for the next PD Perspective.
- B. Mr. Warren stated that the PDPOA does have a quorum from the 2007 Proxy Cards.
- C. Mr. Joseph commented that the Question and Answer session of the Annual Meeting should not be cut short. Mr. Batten agreed.
- D. Mr. Batten made the following motion: The President asks that the Board approve the Agenda for the Annual Meeting in the Board Packet. Motion passed unanimously.

#### **Covenant Compliance – Wes Warren** for David Nelson

- A. Mr. Warren informed the Board that the Security Department has reported a significant reduction in the number of towel complaints this year.
- B. Mr. Warren reported that the acrylic stands with “Renter Guidelines” will be carried by Security vehicles and given out as needed.
- C. Mr. Warren reported that there are several exposed HVAC units in the resort.
- D. Mr. Warren also reported the following:
  - a. 41 Swing About – Debris issue. The CCC unanimously recommends that the owner is not permitted to “work off” fines.
  - b. Private citation has been issued to 2 Leeshore for excessive noise complaints concerning a Moped.
  - c. 28 Promontory was granted a tree trimming permit but exceeded the permitted trimming, a letter with fine was sent by the ARB.
  - d. 49 Port Tack is an abandoned house; infested and unsafe. The CCC is contacting the owner and the Town of Hilton Head.
  - e. The Full Sweep lot owned by the PDPOA is unsightly due to contractor use.
- E. Mr. Warren stated that the company who inspects the lagoons monthly uses the PDPOA lagoon access on Full Sweep lot to insert Air Boat. If this property is sold, is there another place that the Air Boat can access lagoon? Mr. Schumacher will check.

#### **Lagoon Committee – John Faucette** – Included in Board Packet

- A. Mr. Faucette stated that the first draft of Lagoon Manual is being written for all lagoon property owners.
- B. Mr. Batten stated that some of the property owners are incorrect in the lagoon committee data base. Mr. Batten and Mr. Faucette will meet to resolve.

#### **Legal Committee – Sharon Cheney**

- A. Mrs. Cheney asked Mr. Warren to update the Board on the Hargray, Time Warner lawsuit. Mr. Warren informed the Board that the lawsuit is ongoing and court date has been scheduled in Charleston, SC at the end of July, 2007.
- B. Mr. Batten made the following motion: The President asks that the Board approve the SOP concerning what response should be given to government officials, as modified; motion passed unanimously. Mrs. Cheney received a question concerning the use of city in the SOP, she will change the word city to town.

#### **Nominations Report – Peg Weschke** – Included in Board Packet

- A. Mrs. Weschke made the following motion: The nomination committee brings forward to you as nominated by the Nominating Committee the following names:

*Marty Gleason*

*Jim Gant*

*Peg Weschke (second term)*

- B. Several questions came up due to the lack of a regime candidate on the nomination list. Mrs. Weschke answered that the Nomination Committee followed the guidelines set forth by the PDPOA Covenants.
- C. Mrs. Weschke stated that a more thorough search should be conducted starting now for a broader range of candidates next year.
- D. Mrs. Weschke and Mr. Porter will meet to write an article addressing nominations for the next issue of PD Perspective.
- E. Mr. Warren stated that one of the nominees, Jim Gant owns property in Hickory Cove and would be willing to speak as a regime candidate, but not as the regime committee chair person.
- F. Mr. Batten asked for a vote on above motion: Motion passed 7 for and 1 opposed.

### **Regime Report – Bob Houlihan**

- A. Mr. Houlihan met with Chief Davis and the two of the Queen's Grant regimes who have not signed up with our Security Department to explain the necessity of Security. Neither regime was receptive.
- B. Mr. Houlihan stated that they will meet again in a few weeks.
- C. Mr. Batten stated that he has asked for input from Mrs. Cheney and Mr. Warren concerning 2004 Covenant Amendment not needing regimes to sign off on Security.
- D. Mr. Houlihan stated that some of the regimes are subject to the rules and regulations of the resort and some are not, Mr. Batten agreed it is not in the best interest of the resort and confusing for property owners.
- E. Mr. Houlihan informed the Board that the next Regime meeting is August 24<sup>th</sup> at 10:00am at 23A Shelter Cove Lane.

### **Member Comments:**

Mr. Batten reminded the audience that questions should be limited to topics that have been discussed in today's Board Meeting.

**Question:**     **Mr. Shaff** asked about the Town of Hilton Head Facilities Committee taking over bike path under Route 278.

**Answer:**        **Mr. Batten** responded that the Town of Hilton Head Facilities Committee has approved, and will recommend, to the Town Council that the Town of Hilton Head take over maintaining the Bike path under Route 278.

**Question:**     **Mr. Shaff** asked about items stolen from vehicles on Queen's Folly and St. George roads and if there is any further information.

**Answer:**        **Mr. Schumacher** responded that in all cases, vehicles were left unlocked and no one has been apprehended.  
**Mr. Batten** responded that some visitors don't think to lock vehicles making it easy for theft.

**Question:**     **Mr. Shaff** asked when lagoons would be lowered.

**Answer:**       **Mr. Schumacher** answered that they will be lowered July 23, 2007.

**Comment:**    **Mr. Waterman** commented that there should be better communication on how to join the Board or a committee.

**Question:**    **Mr. Waterman** asked Mr. Schumacher when the boat ramp will be repaired due to it being tilted.

**Answer:**       **Mr. Schumacher** stated that he will check with Mr. Sharp.

Board Meeting Adjourned at 3:11pm.

**Executive Session:**

The Board went into Executive Session at approximately 3:15pm.

**Motion:**        The PDPOA Board of Directors authorizes the Single Gate Oversight Committee to engage an architect to prepare conceptual drawings at a cost not to exceed \$15,000. Motion passed unanimously.