

PDPOA
MINUTES OF BOARD OF DIRECTORS MEETING
September 20, 2007

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

Board Members Not Present: Bob McFadden

Ex-officio:	Bob Sharp	General Manager
	Andrew Schumacher	Controller
	Kelle Hobler	Acting Recording Secretary

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

President Ed Batten recognized Bret Martin, VP of Greenwood, in attendance at the PDPOA Board meeting.

Approval of Minutes: The minutes for the August 16, 2007 PDPOA Board meeting were reviewed and approved unanimously as amended.

President's Report – Ed Batten

- A. President Batten reviewed with the Board a draft copy of the Dunes House CCR's dated 9-18-07. President Batten, Ms. Weschke, Mr. Sharp and Mr. Wes Warren will meet with Ms. Henley-Smith, Mr. Martin and Mr. Chet Williams to address concerns raised by the Board during the meeting. A revised draft copy will be presented to the Board for review following the revisions.
- B. President Batten and Mr. Sharp presented information to the Board regarding their research of Shipyard's use of hang tags in managing beach parking. The decision to implement a similar policy in Palmetto Dunes was tabled by the Board until next year so that further research can be conducted to determine whether or not a hang tag policy would solve the beach parking issues experienced by the Palmetto Dunes community.
- C. President Batten and Mr. Warren discussed their plans with the Board for refining the presentation of material regarding the single gate and land planning proposals at the next community meeting scheduled for Monday, September 24, 2007. The Board discussed the need for more comprehensive feedback and the alternatives for obtaining that feedback on the single gate and land planning issues. The Board noted that a front entry gate is critical for St. Andrews and Queens Grant as well as the addition of amenities along the Queens Folly corridor. The Board concurs that further research needs to be completed regarding additional options relating to a single gate entrance.
- D. Ms. Henley-Smith asked that Greenwood's position of willingness to work with the PDPOA Board in relation to the land planning process be conveyed to the Palmetto Dunes community.

General Manager's Report – Bob Sharp

- A. Mr. Sharp informed the Board that the paving schedule has been changed from Offshore to Haul Away due to Broad Creek PSD replacing vacuum lines.
- B. Mr. Sharp is currently addressing the flooding issue experienced on Brigantine following the recent heavy rainfalls.
- C. Mr. Sharp commented that a landscaping company was fined \$500 today for illegally dumping debris on a vacant lot.
- D. Mr. Sharp discussed the August 2007 Security report which included details of a newly instituted program which uses a computerized wand to verify an officer's presence at a specific location.

Treasurer's Report – John Joseph

- A. Financial reports included in Board Packet
- B. Mr. Joseph gave an update on the 537 Queens Grant lawsuit. A judgment was granted in favor of the PDPOA.
- C. Mr. Joseph relayed to the Board that the Finance Committee was unanimous in its intention to not incur debt to fund future community enhancement projects. A possible exception would be a building with enough stand-alone value that could be mortgaged at a favorable rate.
- D. Mr. Schumacher presented August financials.

ARB Report – Joanne Dugle – Report included in Board Packet

Committee Reports:

Communications – Phil Porter

- A. Mr. Porter reported that the deadline for material to be included in the next issue of the Palmetto Perspective is Friday, November 2, 2007.
- B. Mr. Porter stated that four weeks is needed for a full color presentation.

Covenant Compliance – David Nelson

- A. Dr. Nelson stated that a permit process will be implemented for replacement pool and HVAC equipment to reduce the instances of unscreened equipment currently being encountered throughout the community.

Lagoon – John Faucette – Report included in Board Packet

- A. Mr. Faucette presented the new Lagoon Manual-Owner's Guide to the Board.
- B. President Batten asked that the Leamington ARB and POA contact information be added under the Tidal Wetland Regulations section.
- C. Mr. Faucette requested approval by the Board for the printing and distribution of the Lagoon Manual to all lagoon and lake front property owners in both Palmetto Dunes and Leamington.
The Board unanimously approved the printing and distribution of the Lagoon Manual as amended, with Leamington paying their contractual amount of 15% of the total cost.

Legal – Sharon Cheney – No report, however, Mr. Warren updated the Board on the status of two pending lawsuits.

Nominating – Peg Weschke – No report

Regime – Bob Houlihan

- A. Mr. Houlihan stated that the Regime committee met August 24, 2007. The committee reviewed an Island Packet article on crime statistics and heard a presentation from Mr. Warren on the proposed single gate.

Single Gate Oversight – Wes Warren

- A. Mr. Warren gave an update from the traffic engineer.
- B. Mr. Warren will have all parties move forward with the conceptual plans.
- C. Mr. Warren stated that there is no definite date yet on a decision from the Town regarding the firehouse.

Member Comments:

Mr. Dick Waterman asked that the land planner for Greenwood be present at next Monday's meeting. Mr. Waterman suggested for next Monday's meeting that President Batten open the meeting by communicating the priority and legal issues that are being addressed by the land planner's proposal.

Mr. Waterman commented on the leisure path flooding on Mooring Buoy. He suggested that the "Single Gate Oversight Committee" name be changed to "Entrance Gate Oversight Committee"

Mr. Larry Shaff commented that President Batten has done a superb job. Mr. Shaff suggested that the hang tag idea be mentioned at the upcoming annual meeting. Mr. Shaff presented detailed findings of a survey sent out to Palmetto Dunes property owners following an April, 1999 meeting addressing similar issues currently being considered by the Board and the Palmetto Dunes community.

Mr. Jim Gant requested the balance of the Community Enhancement Fund. Mr. Schumacher advised that the fund balance is approximately \$126,000.

Mr. Don Kopenhaver recommended that a first right of refusal to purchase the Dunes House by the PDPOA Board be added to the Dunes House CCR's. Mr. Kopenhaver commented that he is glad the paving schedule has changed.

Board Meeting adjourned at 4:20 pm.