

PDPOA
MINUTES OF BOARD OF DIRECTORS MEETING
October 13, 2007

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

Board Members Not Present: Bob Houlihan

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

President Ed Batten called the Emergency Board meeting to order at 3:01pm.

General Manager's Report – Bob Sharp

- A. Mr. Sharp reviewed the facts surrounding the accident involving the north gatehouse.
- B. Mr. Sharp stated that the Town has condemned the north gatehouse and that it will need to be demolished.
- C. The Town of Hilton Head permitting process required for demolition and rebuilding of a gatehouse was presented by Mr. Sharp.
- D. Mr. Sharp stated that the north gatehouse, as built, no longer meets Town code, thus repair of the existing gatehouse is not an option.
- E. Mr. Sharp stated that the demolition of the gatehouse should be done next week and that a survey of the site has already been completed.

President's Report – Ed Batten

- A. President Batten explained that a temporary kiosk is currently being used to serve as a guard gate. The kiosk has no electricity, which means no heating or air conditioning for the guards.
- B. President Batten remarked that the size, cost and flexibility of usage needs to be considered to determine how best to move forward. The Board discussed different options and plans for rebuilding the north gatehouse. The Board reviewed an architectural rendering of the gatehouse located at Long Cove Club.
- C. At the suggestion of Ms. Henley-Smith the Board discussed the possibility of erecting some form of long-term temporary guardhouse to accommodate the time frame needed for the Palmetto Dunes community to properly consider the land planning proposal.
- D. The following motions were approved unanimously by the Board:
 - 1) *"The Board's decision to rebuild the North Gate in no way precludes any decisions that the Board will make in the future on whether there is a new Entrance Gate, whether there is a North and/or South Gate and who will pay for the staffing of these gates."*
-Motion made by Peg Weschke and seconded by Bob McFadden.
 - 2) *"The PDPOA Board authorizes Bob Sharp to spend up to \$25,000 to demolish the existing gatehouse and to prepare the site."*
-Motion made by Ed Batten and seconded by David Nelson

Emergency Board Meeting adjourned at 4:20 pm.