

**PDPOA**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**October 18, 2007**

<b>Board Members Present:</b>	Peg Weschke	Bob McFadden	David Nelson
	Phil Porter	Gloria Henley-Smith	Joe Maggi
	Marty Gleason	Ed Batten (Past President)	

<b>Board Members Not Present:</b>	John Joseph	Sharon Cheney	Jim Gant
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<b>Ex-officio:</b>	Bob Sharp	General Manager
	Andrew Schumacher	Controller
	Kelle Hobler	Acting Recording Secretary

President Ed Batten called the meeting to order at 2:02pm.

David Nelson made the following motion:

*I propose the following slate of officers for the 2007-2008 Palmetto Dunes Property Association Board.*

*President- Peg Weschke*  
*Vice President- Joe Maggi*  
*Treasurer- John Joseph*  
*Secretary- Marty Gleason*

The motion was seconded by Phil Porter and approved unanimously.

Approval of Minutes: The minutes for the September 20, 2007 PDPOA Board meeting were reviewed and approved unanimously.

President Weschke introduced the new board members.

The following motions, for appointment of the 2007-2008 committee members, were made by Peg Weschke and approved unanimously by the Board of Directors:

<i>Executive Committee-</i>	<i>Peg Weschke, Joe Maggi and John Joseph</i>
<i>ARB Chair and Committee-</i>	<i>Joanne Dugle as Chair, John Buck, Lenore Gleason, Lee Hildebrandt, Mike Keener, Knute Welzant and David Wright</i>
<i>Private Citation Appeals Board-</i>	<i>Wes Warren, John Betts, Bob Houlihan, Karl Gabrielson and Andrew Schumacher</i>
<i>Land Planning Steering Committee-</i>	<i>Ed Batten, Peg Weschke, Jim Gant, David Nelson, Bill Thomas, Wes Warren and Bob Sharp</i>
<i>Entrance Gate Oversight Committee-</i>	<i>Ed Batten, Peg Weschke, Jim Gant, David Nelson, Bill Thomas, Wes Warren, Bob Sharp, Bret Martin and David Sulak</i>
<i>Committee Chairs:</i>	
	<i>ARB Liaison- Joe Maggi</i>
	<i>Communications- Phil Porter</i>
	<i>Covenant Compliance- David Nelson</i>
	<i>Finance- John Joseph</i>
	<i>Lagoon- Tom Shelford</i>
	<i>Legal- Sharon Cheney</i>
	<i>Nominating- Joe Maggi</i>
	<i>Regime- Jim Gant</i>

Former President Ed Batten wished the new Board of Directors good luck.

#### **President's Report – Peg Weschke**

- A. President Weschke stated she is looking forward to working with everyone.
- B. President Weschke announced the new board member training on October 31, 2007 at 2:00 PM at the PDPOA admin building.
- C. President Weschke asked Bob McFadden to speak with the Committee Chairs to clarify the duties of the committee members and design a “job description” for each committee position.

#### **General Manager's Report – Bob Sharp**

- A. Mr. Sharp gave an update on the North Gate situation. He gave a very preliminary cost and time estimate for rebuilding. A requirement of obtaining a demolition permit is an asbestos inspection which was completed yesterday. Based on an analysis by Tim Johnson it was determined that a temporary structure would not be possible. Once the old guardhouse is demolished, the existing electric can be hooked up to the temporary kiosk for climate control.
- B. Mr. Sharp spoke to the Board about the new security report format. The Board agreed that this new report format should be included in future reports to the Board.
- C. Mr. Sharp announced that next weeks flu shots will be given at Dr. Sachs office instead of the PDPOA admin building due to lack of participation at this location. The price will remain the same.
- D. Mr. Sharp reported that the land planning and entrance gate feedback forms continue to come in daily. President Weschke thanked Debbie Wenner-Waterman for preparing a database for feedback input. President Weschke stated that the feedback has been diverse.
- E. Mr. Sharp told the Board that the lagoons were lowered to avoid a fish kill due to high fecal content and low salinity.

#### **Treasurer's Report – Marty Gleason**

- A. Mr. Schumacher presented August financials.
- B. Mr. Gleason relayed to the Board the highlights from the minutes of the last meeting held by the Finance Committee. He stated that a number of internal control tests were completed with no exceptions. The Pass Office, however, had some issue relating to the current software.
- C. Mr. Gleason told the Board that the Finance Committee reviewed a draft copy of the Reserve Fund study. Mr. Schumacher continues to work with the vendor to address issues.
- D. Mr. Gleason stated the Finance Committee reviewed and discussed at length a draft copy of the 2008 budget. The next draft will be reviewed at the November meeting.
- E. Mr. Gleason made the following motion which was approved unanimously by the Board of Directors:

*The members of the Finance Committee unanimously recommend that the PDPOA Board approve an immediate order for two Crown Victoria patrol cars, for delivery in January, 2008.*

**ARB Report – Peg Weschke for 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.

#### **Covenant Compliance – David Nelson**

- A. Dr. Nelson reviewed with the Board of Directors two of the stand out issues from the Covenant Compliance meeting minutes included in the Board's packet. Phil Porter offered his assistance on one of the matters.

- B. Dr. Nelson clarified the details of the mailbox items included in the CCC minutes.

**Lagoon – Tom Shelford** – Report included in Board Packet

- A. Mr. Shelford updated the Board on the Lagoon Committee’s progress with regards to their plans for Bird Island (a.k.a. Picnic Island) and their progress on the Lagoon Manual.

**Land Planning – Ed Batten**

- A. Mr. Batten stated the Committee continues to gather feedback on the conceptual plan with the intent of reporting back to Wood + Partners for finalization. Peg Weschke stated a preplanning meeting is planned for October 24, 2007 and the planning meeting is scheduled for October 31, 2007 at 1:00 PM. Bob Sharp stated that Tom Parker is designing the new north gate to have the same look and feel of the proposed entrance gate.

**Entrance Gate Oversight – Wes Warren**

- A. Mr. Warren stated that authorization has been given to Tom Parker to move forward with the conceptual plan with a presentation target date of November 15, 2007. The goal is to have the conceptual plan along with a site plan (prepared by Jennifer Ray of Wood + Partners) for review by the Board at the next Board meeting.
- B. Mr. Warren clarified that the traffic engineer did indeed make the assumption that the fire station would remain in its current location. Mr. Warren stated that the traffic engineer is addressing the concerns surrounding the fire station.

**Legal – Peg Weschke for Sharon Cheney** – No report, however, Mr. Warren gave an update on the mandatory mediation hearing in Charleston on October 2, 2007 involving Hargray and Time Warner. The Board discussed and reiterated their position of neutrality in the lawsuit between Hargray and Time Warner.

**Nominating – Joe Maggi** – No report

**Regime – Peg Weschke for Jim Gant** – No report, however, Mr. Batten stated that he attended the annual meetings of Queens Grant II and Queens Grant V, to answer questions about the land planner and entrance gate proposals.

**Member Comments:**

**Mr. David Nelson** stated that a priority should be addressing the missing section of the leisure path on Mooring Buoy. President Weschke asked that this be addressed at the same time the Board is addressing the other elements of the land planner’s proposal.

**Mr. Larry Shaff** inquired about the total cost of the two new fully equipped security vehicles. Mr. Gleason responded that the total cost for both vehicles is \$55,000. Mr. Shaff asked if anything could be done about the damaged and unsightly utility boxes throughout the community. President Weschke said that Mr. Sharp would give Mr. Shaff the names and phone numbers for Hargray and Time Warner so that Mr. Shaff could contact them to make a formal complaint.

**Mr. Dick Waterman** asked what the reasons are for rebuilding the north gatehouse 30 ft. closer to the bridge. Mr. Sharp replied that it will slow people down and make it safer for the leisure path as well as creating a turn around for people prior to passing through the gate. Mr. Waterman asked again that markings on leisure paths be added to clarify that they are for bike usage as well as pedestrians.

Board Meeting adjourned at 3:20 pm.