

PDPOA
MINUTES OF BOARD OF DIRECTORS MEETING
November 15, 2007

Board Members Present:	Peg Weschke	Bob McFadden	David Nelson
	Phil Porter	Joe Maggi	Sharon Cheney
	Marty Gleason	John Joseph	

Board Members Not Present: Gloria Henley-Smith Jim Gant

Ex-officio:	Andrew Schumacher	Controller
	Kelle Hobler	Acting Recording Secretary

President Peg Weschke called the meeting to order at 2:02 pm.

Approval of Minutes: The minutes for the October 18, 2007 PDPOA Board meeting were reviewed and approved unanimously.

President's Report – Peg Weschke

- A. President Weschke gave an update on the progress that has been made to date in regards to rebuilding the north gate. President Weschke informed the Board that conditional approval of the new design has been granted by the Architectural Review Board.

The following motion was made and approved unanimously:

“The Board approves \$125,000, in addition to the \$25,000 already approved on October 13, 2007, to fund the construction of the North Gate, to be built per the architectural and site plans presented at the November 15, 2007 Board meeting”

- B. President Weschke spoke to the Board regarding the role and responsibilities of the Long Range Planning Committee and reviewed some of the work that has been undertaken by the Committee up to this point. President Weschke expressed the Executive Committee's belief that a larger group of people, to include people with engineering experience, would be a beneficial addition to the Long Range Planning Committee.

The following motion was made and approved unanimously:

“The PDPOA Board approves the creation of an additional committee to be called the Infrastructure Analysis and Planning Committee. They will report to the Long Range Planning Committee and be chaired by the PDPOA Vice President. Members of this committee will be the members of the Executive Committee and up to 4 additional committee members”

- C. President Weschke announced that the next PDPOA Board meeting will be moved to December 13, 2007.

General Manager's Report – Andrew Schumacher for Bob Sharp

- A. Mr. Schumacher updated the Board on the Mariner's paving projects to begin November 26, 2007
- B. Mr. Schumacher updated the Board on the details of a police chase that entered Palmetto Dunes this morning.

Treasurer's Report – John Joseph

- A. Mr. Schumacher presented October financials.
- B. Mr. Joseph reviewed with the Board the topics of discussion at the last Finance Committee Meeting to include such items as budgets, reserve study, internal controls and the employee 401K.
- C. Mr. Joseph gave the Board background on the Finance Committee's proposed motions regarding the increase in 2008 pass office fees, the reinvestment of the Storm Reserve funds and the addition of two items to the approved 2007 Capital Expenses.

The following motions were made and approved unanimously:

"Members of the Finance Committee unanimously recommend that the PDPOA Board approve the 2008 Pass Office fee schedule as presented"

"Members of the Finance Committee unanimously recommend that the PDPOA Board approve a \$325,000 investment of Storm Reserve funds in a 10-month CD with Sun Trust Bank, with an expected yield of 5.0%. The recommended investment includes accrued interest from the current CD"

"Members of the Finance Committee unanimously recommend that the PDPOA Board approve the following additions to the 2007 Capital Expense budget; \$2,000 for a laser printer for the Pass Office and \$20,000 for two ALLWORX telephone systems"

- D. Mr. Joseph handed out and reviewed with the Board a draft of the proposed 2008 operating and capital budget. President Weschke and Mr. Joseph fielded questions about individual line items. The final 2008 budget proposal will be presented at the December Board meeting.

ARB Report - Joanne Dugle - Report included in Board Packet: Ms. Dugle gave an update on the work being done at 9 Sea Lane and how the bike path will be affected.

Committee Reports:

Communications - Phil Porter

- A. Mr. Porter reported that the next issue of the Palmetto Perspective is expected to be out the first week of December, including the feedback form. The total expenses for the year were covered by the advertising revenue received year-to-date although revenue has been down due to the slower real estate market.

Covenant Compliance - David Nelson

- A. Dr. Nelson reviewed with the Board of Directors a picture of the bulkhead at 3 Low Water. He gave an update on where the CCC is to date with this issue.
- B. Ms. Dugle and Ed Batten gave an update on the Town's involvement in bulkhead and dock issues.

Lagoon - Tom Shelford - Report included in Board Packet

- A. Mr. Shelford told the Board that the Waterways Guides have been mailed out and will be posted on the PDPOA website. Mr. Shelford updated the Board on the Lagoon Committee's progress with Bird Island.

Land Planning - Peg Weschke

- A. President Weschke reviewed the feedback process and the feedback received to date. She told the Board that action groups will be formed and assigned a question to address using a fact based approach. The action group will then report to the PDPOA Board with their findings. The first action group will be formed in January of 2008.

Entrance Gate Oversight – Wes Warren

- A. Mr. Warren stated that there has been some lost time (approx. 2 weeks) due to the architect working on the North Gate project. The architect was directed to design the North Gate in the same style as the proposed Entry Gate. Wood+Partners continues to work on the site plan.
- B. Mr. Warren told the Board that Bob Sharp met with Jay Nexsen, President of Greenwood Development. Mr. Nexsen formally approved the design and finishes of the North Gate.

Legal – Sharon Cheney – No report, however, Mr. Warren gave an update on the Hargray – Time Warner issue. A recent FCC ruling stated that exclusive clauses are unenforceable. The lawsuit is ongoing so the PDPOA maintains its neutral position. Mr. Warren gave an update on a meeting with Greenwood Development which discussed the draft Covenants for the Dunes House.

Nominating – Joe Maggi – No report

Regime – Jim Gant – No report; President Weschke noted that there will be a Regime meeting on November 29, 2007.

Member Comments:

Mr. Dick Waterman asked if there will be a cut-off date for accepting feedback. President Weschke stated a cut off date has not been set. Mr. Waterman asked what the breakdown, by area, is of the feedback responses received to date. President Weschke responded that, of the 196 feedback forms received, 84 have come from Mariners, 74 from Queens Folly and 38 from Inverness. Mr. Waterman asked if the new phone company will run new lines or if we will continue to use the existing lines. President Weschke responded that we will continue to use the existing Hargray and Time Warner lines. **Mr. Larry Shaff** asked if the Sea Lane depression will be repaired when the streets are repaved. Mr. Schumacher responded that that particular issue is being addressed by Bob Sharp and Engineer, Tim Johnson. Mr. Shaff congratulated the Lagoon Committee on the Waterways Guide.

Mr. Schumacher gave a PD Buggy update, including a trial run set for 12/26/07 – 1/1/08 of 1 van 10 hours a day.

President Weschke wished everyone a Happy Thanksgiving and a great Holiday Season!

Board Meeting adjourned at 3:27 pm.