

PDPOA
MINUTES OF BOARD OF DIRECTORS MEETING
December 13, 2007

Board Members Present:	Peg Weschke Phil Porter Jim Gant	Bob McFadden Joe Maggi John Joseph	David Nelson
Board Members Not Present:	Gloria Henley-Smith	Marty Gleason	Sharon Cheney
Ex-officio:	Bob Sharp Andrew Schumacher Kelle Hobler	General Manager Controller Acting Recording Secretary	

President Peg Weschke called the meeting to order at 2:00 pm.

Approval of Minutes: The minutes for the November 15, 2007 PDPOA Board meeting were reviewed and approved unanimously.

President's Report – Peg Weschke

- A. President Weschke reported to the Board that there has been no new information from Greenwood Development regarding the Dunes House restrictive covenants.
- B. President Weschke and Mr. Sharp met with Greenwood Development and reviewed their newly proposed branding package.
- C. President Weschke announced that the Long Range Planning Committee completed the Five Year Financial Plan project list which includes, among other items, bulkhead repairs and “critical” bridge repairs.
- D. Mr. Sharp gave an update on the insurance waiver request made by the company who insures the gentleman who struck the gatehouse. The request has been forwarded to the PDPOA attorney for review.

General Manager's Report – Bob Sharp

- A. Mr. Sharp reported that although paving in the Mariner's section had a delayed start, it should be completed by the end of the day tomorrow. Port Tack, Starboard Tack and Haul Away bridges will be addressed next week.
- B. Drainage work on Brigantine, storm drain work on Starboard Tack and repair to the Sea Lane sinkhole will begin next week.
- C. North Gate bid packages are going out this week to 3 contractors. The estimated completion date is the end of April.
- D. The PD Buggy will run from 12/26/07 – 1/1/08. Mr. Sharp showed a sample of the communication regarding the Buggy schedule that will be attached to the passes for the people who will be coming in that week.
- E. The boat ramp is scheduled to be repaired following the Sea Lane sinkhole repair.

Treasurer's Report – John Joseph

- A. Mr. Schumacher presented November financials.
- B. Mr. Joseph informed the Board of the Finance Committee's decision to bring the reserve study in-house by purchasing software that allows on-site management of the program.
- C. Mr. Joseph stated that a settlement was received on a past due receivable in Queens Grant.
- D. Mr. Joseph stated that all homes currently in foreclosure status are only in debt to the PDPOA for the current year's assessment.
- E. Mr. Joseph reviewed again with the Board the proposed 2008 budgets and fielded questions.

The following motions were made and approved unanimously:

“The members of the Finance Committee unanimously recommend that the PDPOA Board approve a \$55 (5%) increase in the Palmetto Dunes property owners’ general assessment for 2008. The increase raises the full assessment amount from \$1,085 to \$1,140”

“The members of the Finance Committee unanimously recommend that the PDPOA Board approve a Special Storm Assessment of \$150 for 2008. This is the fourth of five years anticipated for this assessment.”

“The members of the Finance Committee unanimously recommend that the PDPOA Board approve the 2008 Operating Budget, as presented”

“The members of the Finance Committee unanimously recommend that the PDPOA Board approve the 2008 Capital Budget, as presented”

“The members of the Finance Committee unanimously recommend that the PDPOA Board approve the 2007 PDSC Transportation LLC (Dune Buggy) budget, as presented”

- F. Mr. Joseph reviewed the Five Year Financial Plan with the Board. He relayed to the Board the Finance Committee’s commitment to maintaining clear cut decisions relating to the classification and payment of items as either community enhancements or repairs and replacements.

ARB Report – Joanne Dugle – Report included in Board Packet

- A. Ms. Dugle asked the Board to review the revised ARB Policy Procedures and Guidelines and report back to her with any recommendations.

Committee Reports:

Communications – Phil Porter

- A. Mr. Porter reported that the December 2007 issue of the Palmetto Perspective has been mailed out. The deadline for the next issue is Friday, February 1, 2008. Mr. Porter will e-mail the Board the 2008 deadlines. The total annual preparation and mailing expenses of the 2007 Perspective issues were covered by ad space sold.

Covenant Compliance – David Nelson

- A. Dr. Nelson informed the Board of Directors of a property owner that has obtained legal counsel relating to a CCC request for corrective action to the owner’s property. Mr. Wes Warren is currently addressing the attorney’s inquiries.

Lagoon – John Joseph for Tom Shelford – Report included in Board Packet

- A. Mr. Joseph reported on two of the significant issues being addressed by the Lagoon Committee. Silt build up is making passage difficult in certain areas. Future dredging is being investigated to address this situation. The second issue is the repair of the bulkhead on Bird Island. Lagoon Committee volunteers will be at Bird Island on January 9, 2008 to begin preparation work.

Land Planning – Peg Weschke

- A. President Weschke relayed to the Board that the first action group is planned for the 2nd week in January 2008. Future action groups will be formed and directed based on the results from the first action group. Feedback has increased again due to the mail out in the Perspective.

Entrance Gate Oversight – Wes Warren

- A. Mr. Warren stated that the architect has completed the work on the North gate and can now re-focus on the entrance gate. He expects to have something from him in January.

Infrastructure Analysis and Planning- Joe Maggi

- A. Mr. Maggi stated that he expects to have the Committee members in place by the end of the year.

Legal – Sharon Cheney – No report

Nominating – Joe Maggi – No report

Regime – Jim Gant –

- A. Three people attended the last Regime Committee meeting. Mr. Gant is working on ways to increase participation.

Member Comments:

Ms. Joanne Dugle asked if blowing leaves and needles from yards into lagoons is prohibited. Mr. Sharp responded that it is prohibited for both commercial vendors and property owners. He further directed Ms. Dugle to report any incidences of this to Security.

Mr. Larry Shaff inquired as to the cost of the current paving project is. Mr. Schumacher reported that the cost is \$348,000. Mr. Shaff asked if the Sea Lane bridge was part of the initial project. Mr. Sharp responded that it was not however the contractor offered to mill it and pave it for free. Mr. Shaff asked if the stopping point for paving on Port Tack was intended. Mr. Schumacher responded that the balance of the Port Tack paving is scheduled for completion in 2008. Mr. Shaff inquired about the lowering of the fresh water lake. President Weschke responded that the lowering was done by Greenwood Development in response to a drainage issue being experienced. Mr. Shaff asked what purpose was served by the addition of concrete portions added next to the lagoon bridges. President Weschke responded that these additions were added to properly direct water flow.

Mr. Porter asked Mr. Sharp to speak to Security again regarding school buses speeding within the Resort.

Board Meeting adjourned at 3:15 pm.