

PDPOA
MINUTES OF BOARD OF DIRECTORS MEETING
January 17, 2008

Board Members Present:	Peg Weschke	Bob McFadden	David Nelson
	Phil Porter	Joe Maggi	Sharon Cheney
	Jim Gant	John Joseph	Marty Gleason
	Gloria Henley-Smith		
Ex-officio:	Bob Sharp	General Manager	
	Andrew Schumacher	Controller	
	Kelle Hobler	Acting Recording Secretary	

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

Approval of Minutes: The minutes for the December 13, 2007 PDPOA Board meeting were reviewed and approved unanimously.

President's Report – Peg Weschke

- A. President Weschke reported that there will be an Executive Session immediately following the Board of Director's meeting.
- B. President Weschke informed the Board that approx. 20% of the property owners have provided feedback on the land planning proposal. She reviewed with the Board a summary of the feedback received to date.
- C. President Weschke updated the Board on the progress of the first action group. The group was put into place to determine the least favorable elements of the land planning proposal. She stated that the fact-based approach was working well and this method will continue to be utilized by future action groups.
- D. Mr. Schumacher related to the Board that Mr. Sharp has recently received the PCAM designation and has been appointed as the 2008 President of the South Carolina Community Association Institute. Mr. Schumacher, along with the PDPOA Board, congratulated Mr. Sharp on his accomplishments.

General Manager's Report – Bob Sharp

- A. Mr. Sharp reported that paving in the Mariner's section was completed. There are a few remaining punch list items that will be addressed by the contractor.
- B. The first phase of bridge piling wrappings was completed. The pilings were in good condition. The lagoons will be lowered again next week to continue this process.
- C. The bridge railings have been completed, however painting will be started after a color choice is made.
- D. Drainage work on Brigantine is nearly complete.
- E. The boat ramp panels were leveled at no charge.
- F. The repair of the Sea Lane sink hole is complete. Mr. Sharp informed the Board that Time Warner has been notified of their responsibility to cover the cost of this repair.
- G. The North gate bid packages are due in next Monday. They will be reviewed by Mr. Sharp and Tim Johnson with the expectation that the job will be awarded on Tuesday. Much of the preparation work with utilities has already begun.
- H. Mr. Sharp thanked Tom Shelford, the Lagoon Committee and additional volunteers who helped to clear Bird Island.
- I. Mr. Sharp recapped some of the 2007 issues addressed by the Security staff.
- J. President Weschke stated that she will meet with Leamington's new president to discuss the on-going security issues.

- K. Mr. Sharp reviewed with the Board a letter that will be sent out to the major utility companies regarding digging/drilling within Palmetto Dunes. Mr. Sharp stated that PDPOA is also in the process of signing up with PUPS (Palmetto Utility Protection Service) to further safeguard the infrastructure of Palmetto Dunes from damage done by digging and drilling.

Treasurer's Report – John Joseph

- A. Mr. Schumacher presented December and year end financials.
- B. Mr. Joseph reviewed with the Board of Directors the Finance Committee's monthly and yearly goals for 2008. He stated that specific initiatives for 2008 include the replacement reserve study, the employee 401K plan, a review of the PDPOA's current banking relationship with Suntrust and accounting internal controls.

The following motion was made and approved unanimously:

“The members of the Finance Committee unanimously recommend that the PDPOA Board approve an immediate cash investment of \$50,000 (from the Community Enhancement Fund) in variable rate municipal bonds at the current auction rate and with 7 to 35 day maturities.”

ARB Report – Joanne Dugle – Report included in Board Packet

- A. Ms. Dugle reported that the ARB continues to be very busy.
- B. The ARB continues to work towards scaling back the size of new homes.
- C. Ms. Dugle thanked the Board for their feedback on the proposed PPG's. When they are complete they will be professionally prepared.
- D. Mr. Nelson congratulated the ARB on their success in balancing the desires of the property owners and the need to maintain the feel of Palmetto Dunes by building smaller homes.

Committee Reports:

Communications – Phil Porter

- A. The deadline for the next issue of the Palmetto Perspective is Friday, February 1, 2008. Please e-mail Phil if you will or will not have a report.

Covenant Compliance – David Nelson

- A. Dr. Nelson updated the Board on one of the bulkhead repair issues currently being addressed by the CCC.

Lagoon – Tom Shelford – Report included in Board Packet

- A. Mr. Shelford updated the Board on the clearing of Bird Island. An estimate for replacement of the bulkhead is forthcoming.
- B. Mr. Shelford inspected the dredging currently being completed in Sea Pines using a different method than previously quoted. This method of dredging has significant benefits, including lower costs, compared to the other systems investigated thus far.

Land Planning – Peg Weschke

- A. President Weschke stated the first official meeting of the Land Planning Committee will most likely be held in February to review the feedback from the first action group.

Entrance Gate Oversight – Wes Warren

- A. Mr. Warren stated that they have received the preliminary site plan. A final site plan should be completed the first part of next week for the Committee to review.

Infrastructure Analysis and Planning- Joe Maggi

- A. Mr. Maggi stated that they have put a group in place that is inspecting the roads and grading the condition of the roads. Tim Johnson is working with the Committee on determining the useful life of the roads. The next meeting is this coming Tuesday.

Legal – Sharon Cheney – No report

Nominating – Joe Maggi – Three board members’ terms will expire after this year. There will be an article in the Perspective requesting information from anyone who is interested in serving on the Board.

Regime – Jim Gant – No report

Member Comments:

Mr. Larry Shaff inquired about the large white pod unit at Ocean Cove. President Weschke replied that a call will be made to Ocean Cove’s management company to investigate. Mr. Shaff asked if anyone policed the area surrounding the North gate because there are orange cones often strewn around the area. Mr. Sharp replied that he will investigate the concern and urged Mr. Shaff to communicate those types of issues to his office via e-mail.

Board Meeting adjourned at 2:50 pm.

Meeting continued in Executive Session

Discussion of the pass policy in executive session elicited the following changes to the pass policy;

- 1) Issue color coded hang tag (valid for 1 day) at no charge upon display of HHAAOR card and Drivers License
- 2) Greenwood Development Corporation (GDC) shall be permitted daily passes not to exceed fourteen (14) days at no charge, for principals, supervisors, consultants that are working exclusively on GDC properties. All other employees that are engaged in the actual labor/work on the GDC property shall be required to purchase the appropriate pass/decal for their vehicle. Should a circumstance(s) arise that may not fall under the above guidelines, PDPOA and GDC will have the flexibility to discuss said situation and negotiate a mutually agreeable solution.
- 3) Maximum Issued Length changed from 2 months to 2 weeks

The following motion was made and approved unanimously:

“Accept the specific changes to the pass policy, as amended, that are proposed on the overview worksheet provided to the Board of Directors”