

**PDPOA**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**March 20, 2008**

<b>Board Members Present:</b>	Peg Weschke	Bob McFadden	Sharon Cheney
	Phil Porter	Joe Maggi	David Nelson
	Jim Gant	John Joseph	Gloria Henley-Smith

**Board Members Not Present:** Marty Gleason

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

President Peg Weschke called the meeting to order at 2:01 pm.

**President's Report – Peg Weschke**

- A. President Weschke introduced Charles Curl, the President of the Leanington POA Board of Directors.
- B. President Weschke stated that a note was received this morning from Gloria Henley-Smith regarding the Dunes House covenants. Since the information came in just this morning, the Board will wait to review the information until the next meeting. It appears that we are very close to reaching an agreement.
- C. Mr. Sharp introduced Tom Van Hise, General Manager of The Greenery. Mr Van Hise introduced The Greenery staff responsible for Palmetto Dunes and gave a synopsis of their duties within Palmetto Dunes. He also detailed their water conservation efforts.

Approval of Minutes: The minutes for the February 21, 2008 PDPOA Board meeting were reviewed and approved unanimously.

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

- A. Mr. Sharp reported that a tree and topography survey is needed for Bird Island. Also, an OCRM permit will be required for the repair of the bulkhead at Bird Island.
- B. Mr. Sharp informed the Board that the pile wraps of the bridges are approx. 40% complete. There will be two more draw downs of the lagoon. A diver will need to be employed for the next phase of draw down in order to wrap pilings not accessible by wading.
- C. Mr. Sharp notified the Board that the bridge railings are complete and the lights should be installed next week.
- D. Mr. Sharp spoke to the cracks in the pavement on Full Sweep. Funds are being held from final payment to ensure the work will be complete. If the original contractor is unable to perform the work in a timely fashion, the monies will be used to pay another contractor to complete the job.
- E. Mr. Sharp updated the Board on the progress with the North Gate. Currently, the expectation is that the building permit will be issued next Monday.
- F. Mr. Schumacher brought the Board up to date on the 2008 paving schedule. A contract has been signed with APAC to begin March 31st. The first week will be milling and prep work. Offshore will be delayed until mid-May to early June due to the installation of vacuum lines by Broad Creek PSD.
- G. Ms. Henley-Smith commented that the Dunes House covenant will be revised to refer to the transition document to address the definition of "commercial". President Weschke stated that Ms. Cheney will review the document once it is received from Greenwood Development.

**Treasurer's Report – John Joseph**

- A. Mr. Schumacher presented February financials.

- B. Mr. Joseph stated that the 2007 audit was just received. Although the Finance Committee has not yet had a chance to review the audit there were no significant exceptions were noted by the auditors.

The following motion was made and approved unanimously:

***“The members of the Finance Committee unanimously recommend that the PDPOA Board approve immediate cash investments of \$400,000 (from the Repair & Replacement Fund) and \$25,000 (from the Infrastructure Fund) in variable rate municipal bonds at the current auction rate and with 7- to 35-day maturities.”***

- C. Mr. Joseph informed the Board that 10 specific funds have been added to the employee 401K at Bob Busby’s recommendation
- D. Mr. Joseph reviewed a preview of the Reserve Analysis Report with the Board. He explained the purpose of the reserve study and how it will be utilized as a decision making tool. He detailed how the study uses information compiled on specific infrastructure components to determine their useful life. The study further allows for the determination of funding requirements necessary to meet future replacement needs.

**ARB Report – Joanne Dugle** – Report included in Board Packet

- A. Ms. Dugle stated that the ARB office remains very busy.

**Committee Reports:**

**Communications – Phil Porter**

- A. Currently we are approx. \$1,000 ahead of our expenses for the Perspective.

**Covenant Compliance – David Nelson**

- A. Mr. Nelson informed the Board that both of the properties that the CCC has been working with regarding bulkhead repair/replacement have been issued citations for non-compliance.

**Lagoon – Tom Shelford**

- A. Mr. Shelford stated that dredging of the shallow areas of the lagoon system is on hold until monies are budgeted.
- B. An in-house water testing program is being researched. Broad Creek is giving the results of their testing currently however the lagoon committee feels that more extensive testing may be beneficial.
- C. The bottle testing revealed that the water is flowing the way the wind is blowing.
- D. The oyster roast, held by the PD Outfitters and designed to raise funds for restocking the lagoons in Palmetto Dunes, was a success. The PDPOA contributed approx. \$300 to this event.
- E. The lagoon committee is making “slow” progress on removing dead tree branches from the lagoons.

**Land Planning – Peg Weschke**

- A. President Weschke reviewed the recommendations proposed by Action Group #2 with the Board.
- B. The Board requested that Action Group #2 revisit the recommendations for the Carnoustie Bridge.

The following motion was made and approved unanimously:

***The PDPOA board accepts the following recommendations made by Action Group #2 with the exception of the implementation recommendation of #4 :***

1. *Create a committee to focus on community beautification projects (a la the lagoon committee)*
2. *Start to show progress towards land planning enhancements ASAP. Obvious choices are the street signs and a "Cadillac" beach access path.*
3. *Assign responsibility to the newly created beautification committee to research and submit design prototypes, prioritize implementation zones and research costs.*
4. *Mailboxes and house ID's should be implemented over a 2 year period with incentives given for those completed in the first year.*
5. *At the same time that we implement the street signs and the first beach access, have designs and prototype available (for directional and traffic signs, mailboxes and house ID's) so property owners can see the whole picture.*
6. *Solicit proposal from up to 3 companies for a 3 year Queens Folly corridor landscape plan. This would include landscaping in front of Queens Grant.*
7. *All repair and replacement activity on the 14 (less trafficked) beach access paths will be handled by the repair and replacement funds and the Infrastructure Planning and Analysis Committee.*
8. *Begin implementation of widening, leveling and drainage of the 3 most heavily trafficked (Port Tack, Haul Away and Sea Lane) beach access paths in 2008. As funding permits (after completion of the 3 paths) implement the new crossovers. Learn from creating one first as a prototype.*
9. *The Inverness beach access crossover near the Hilton Hotel Shore House needs the ocean side steps modified and prioritized along with the other 3 high traffic crossovers.*
10. *Once beach access path enhancements are complete we need to upgrade the directional signage leading people to the enhanced beach paths.*

C. President Weschke reviewed the recommendations proposed by Action Group #3 with the Board.

The following motion was made and approved unanimously:

*The PDPOA board accepts the following recommendations made by Action Group #3:*

1. *Hire traffic engineer to evaluate General Store intersection alternatives #2 & #4.*
2. *Immediately negotiate with GDC regarding the 1-Way direction in General Store parking lot.*
3. *Move bike/pedestrian crossover (in General Store intersection) to new crossover (SE) closer to circle.*
4. *Implement traffic engineer's General Store intersection recommendations & dependent impacts (e.g. the eyebrow traffic turnaround at Queens Grant entrance)*
5. *Check legal ability to direct bike & pedestrian traffic through signage to the Alexander's foot bridge. Negotiate with GDC to improve Alexander's Bridge.*
6. *Notify GDC that we plan to close the 2nd entrance to Palmetto Dunes Outfitters, upgrade landscaping, and add a through lane from there to the South gate.*
7. *Implement traffic circle as planned with addition of extra Mariners lane into circle.*
8. *Change circle traffic flow to more common circle rights-of-way (autos entering circle yield to those in circle)*
9. *Bike paths:*
  - a. *Begin moving paths off Queens Folly in high congestion areas*
  - b. *Design should be consistent with final quality & materials*
  - c. *Must be wide enough for bikes to travel in each direction without problems passing.*
10. *Implement General Store intersection & circle improvements ASAP-as a HIGH priority and at the same time. \**

*\*If not at same time, due to limited funds, do General Store intersection first.*

D. President Weschke reviewed the recommendations proposed by Action Group #4 with the Board.

The following motion was made and approved unanimously:

*The PDPOA board accepts the following recommendations made by Action Group #4:*

- 1) Ask the Beautification Committee to include the area within the proposed Waterside Park in their Master Plan.*
- 2) Immediately negotiate with the PD Club for the inclusion of all PD property owners as Social Members of the PD Club to meet the needs of a Community Center.*
- 3) Implement the leisure path with benches along the lagoon to replace existing leisure path along Queens Folly. See also Action Group #3, recommendation #9.*
- 4) Do not build the Community Center, Open Air pavilion, additional parking, fishing terrace, playground, picnic area, kayak and canoe dock.*
- 5) Move 4 parking spaces by the bridge and create a pervious landscaped parking spot off the road.*

The following motion was made and approved unanimously:

*The PDPOA board approves the creation of an "Image & Design Committee" to take on the implementation of the recommendations made by the Action Groups and approved by the Board of Directors.*

- E. President Weschke stated that Action Groups 5A & 5B, addressing the entrance gate, will begin March 31st.

**Entrance Gate Oversight – Wes Warren**

- A. Mr. Warren stated that the committee continues to gather information for presentation to the upcoming Action Groups.
- B. The Committee gave their endorsement to the site plan and architectural plan
- C. Meetings have been held with Greenwood Development Corp., Marriott, the PDPOA ARB and the St. Andrews Board of Directors. A meeting with the Leamington Board President is forthcoming.

**Infrastructure Analysis and Planning- Joe Maggi**

- A. Mr. Maggi said the current focus of the Committee is reviewing the condition of the electrical network.

**Legal – Sharon Cheney – No report**

**Nominating – Joe Maggi –**

- A. Mr. Maggi stated that there has been no response from the article published in the Perspective. Ms. Hobler will post the same article on the website for further exposure.

**Regime – Jim Gant – No report**

**Mr. Sharp** stated that the Town of Hilton Head is looking for people to serve on committees. Applications are included in the Board packet if anyone is interested.

**Member Comments:**

**Ms. Dugle** asked if replacing specific talents of retiring Board members was a focus of the Nominating Committee. For example, Mr. Joseph will be retiring and has a strong financial background. President Weschke replied that Mr. Gleason, the current Board Secretary, also has a strong financial background.

Board Meeting adjourned at 4:05 pm.