

**PDPOA**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**May 15, 2008**

|                               |                   |                            |                     |
|-------------------------------|-------------------|----------------------------|---------------------|
| <b>Board Members Present:</b> | Peg Weschke       | Bob McFadden               | Sharon Cheney       |
|                               | Phil Porter       | Joe Maggi                  | Marty Gleason       |
|                               | Jim Gant          | John Joseph                | Gloria Henley-Smith |
|                               | David Nelson      |                            |                     |
| <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 2:00 pm.

Approval of Minutes: The minutes for the April 17, 2008 PDPOA Board meeting were reviewed and approved unanimously.

**President's Report – Peg Weschke**

- A. President Weschke announced that the Dunes House Covenants have just been signed by the PDPOA and Greenwood Development. She explained that Greenwood Development would now need to go to the Town to seek their approval.
- B. President Weschke asked Ms. Cheney to speak to a few key points regarding parliamentary procedure. It was determined that conflicting motions, like the two reserve study motions from the last Board Meeting, are not allowable. It is the understanding of Ms. Cheney that the Finance Committee plans on replacing the previous disallowed motions with a new motion regarding the reserve study during the Finance Committee report.
- C. President Weschke stated that there will be an Executive Session following today's Board Meeting.

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

- A. Mr. Sharp reported that Bird Island survey is complete and the permitting process is underway.
- B. Mr. Sharp informed the Board that only 19 bridge pilings are left to be wrapped. These remaining piles must be completed by a diver.
- C. Mr. Sharp notified the Board that prep work has begun for the "missing link" section of the leisure path on Mooring Buoy. Completion of the project is expected this fall.
- D. Mr. Sharp stated that the contractor had until 4/25/08 to complete the coating of Full Sweep. The work was not completed. The PDPOA has procured another contractor to complete the work using the funds held from the final payment to the original contractor for this purpose.
- E. Mr. Sharp advised the Board that 5 sink holes located on Galleon are currently being repaired.
- F. Mr. Sharp indicated that the removal of the sidewalk in front of Queens Grant has been completed. Additional landscaping will be installed.
- G. Mr. Sharp updated the Board on the progress at the North gate. He said that the rough-ins are complete and the next stage is the application of foam insulation. He also stated that the existing bike path near the North gate will be relocated for safety reasons. Further, in an effort to reduce speeding through the exit area near the North gate, the installation of rumble strips is under consideration.
- H. Mr. Sharp informed the Board that the Security report was located in the Board Packet.

The following motion was made by Mr. Sharp and approved unanimously by the PDPOA Board of Directors:

***"The PDPOA Board approves authority to extend the lease of the admin offices for an additional 3 years"***

#### Treasurer's Report – Joe Maggi/Marty Gleason

- A. Mr. Schumacher presented April financials.
- B. President Weschke asked the Board to address the following motion which was unanimously passed by the Finance Committee in April and was tabled at last month's Board meeting:

*“The members of the Finance Committee recommend that the PDPOA Board approve that future excess operating funds after the annual contribution to the reserve fund required by the Reserve Study at year end will be transferred to the CEF account.”*

The Board passed the motion by a vote of 9:1.

- C. Mr. Maggi presented a revised Reserve Study scenario to the Board.

The following motion was made by the Finance Committee:

*“The Finance Committee unanimously*

- 1) Approves the attached Reserve Funding Projections, with \$92,000 to be contributed to the R&R account for 2008 to bring the beginning account balance to \$900,000 for this year and the amounts shown as contributions for subsequent years as goals to be met;*
- 2) Recommends that excess funds in the Operating Account from prior years and the existing funds in the Infrastructure account will be transferred to the CEF account;*
- 3) Recommends the same to the Board as a substitute to the recommendation made by this Committee to the Board at its April meeting.”*

Discussion regarding the motion ensued and members of the Finance Committee affirmed that the “Member Contribution” reflected on the Reserve Study Analysis Projections was intended as a baseline figure and could be increased if deemed necessary.

The Board passed the motion by a vote of 9:1.

- D. Mr. Joseph stated his regret of the Board's decision to begin the balance of the R&R account at \$900,000. Mr. Joseph resigned his position as Treasurer of the PDPOA Board of Directors and as Chairman and member of the Finance Committee.

The following motion was made by the Finance Committee and approved unanimously by the PDPOA Board of Directors:

*“The members of the Finance Committee unanimously recommend that the PDPOA Board approve an immediate cash investment of \$50,000 from the CEF Account 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 asked the Board for its support of/feedback on a proposed addition to the ARB Policies, Procedures and Guidelines (PPG's) relating to the removal of property owner bulkheads. President Weschke asked that the ARB and CCC meet in an effort to firm up the exact recommendations, to be presented at next month's Board meeting.

### Committee Reports:

#### Communications – Phil Porter

- A. The June edition of the Perspective is on schedule and should be in property owner mailboxes the first week in June.

**Covenant Compliance – David Nelson**

- A. The CCC has made good headway with many of the issues brought forth. One notable exception is 3 Low Water. The collection process is underway for this property and a substantial fine continues to accrue.

**Lagoon – Tom Shelford**

- A. Mr. Shelford stated that the Committee's main emphasis currently is the clean up of the lagoon.

**Land Planning – Peg Weschke**

- A. President Weschke shared with the Board the goal of the Land Planning Committee of defining the project implementation process. To that end an implementation matrix was included in the Board packet for review and Board feedback.
- B. A follow up discussion with the traffic engineer to address traffic study questions is forthcoming.
- C. A technical review of the entrance gate by the Town is scheduled for 5/21/08.

**Entrance Gate Oversight – Wes Warren** -No report

**Infrastructure Analysis and Planning- Joe Maggi**

- A. Mr. Maggi stated that the Committee continues to inspect various aspects of the Resort. The two most recent inspections entailed the Resort's electrical system and bridges. Mr. Maggi thanked Dick Waterman for donating his time and the use of his boat for the bridge inspections.

**Legal – Sharon Cheney** -No report

**Nominating – Joe Maggi**

- A. Mr. Maggi stated that three positions are opening up on the PDPOA Board. He has received 3 resumes and anticipates accepting submissions through the end of May.

**Regime – Jim Gant**

- A. The Regime Committee met on May 14th via conference call and in person to discuss the outcome of the action groups. Mr. Sharp attended as well and gave a Managers Report.

**Member Comments:**

Mr. Dick Waterman inquired as to whether or not the "rumble strips" to be placed near the North gate would be located on both sides of the bridge. Mr. Sharp responded affirmatively. Mr. Waterman asked if the reflector policy adopted by the Board would be included in the next issue of the Perspective. Mr. Porter confirmed that the article is included in the upcoming issue of the Perspective.

Mr. Roger Jones extended the appreciation of the St. Andrews property owners to the participating members of the action groups for their hard work, effort and dedication.

Board Meeting adjourned at 3:45 pm.