

**PDPOA**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**June 19, 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 May 15, 2008 PDPOA Board meeting were reviewed and approved unanimously.

**President's Report – Peg Weschke**

- A. President Weschke congratulated Phil Porter on the most recent issue of the Perspective. She commented that she has received substantial positive feedback on the last newsletter.
- B. President Weschke reviewed with the Board the results of the website survey conducted on the potential for a movie theater coming to The Mall at Shelter Cove.
- 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 directed the Board to the Manager's report included in the Board packet and referenced a few additions.
- B. Mr. Sharp updated the Board on the progress at the North gate including completion of the stucco and interior painting. He estimates final completion the second week of July.
- C. Mr. Sharp informed the Board that a response on the Bird Island work application should be received in the next 60-90 days.
- D. Mr. Sharp notified the Board that paving on Offshore is scheduled to begin 6/30/08. Patching on Galleon will be completed following the Offshore paving.
- E. Mr. Sharp reported that no worm infestations were found in any of the bridge pilings during the wrapping process.
- F. Mr. Sharp advised the Board that the PDPOA is transitioning to 10 and 12 hour shifts in an effort to proactively respond to the current economic trend.

**Treasurer's Report – Marty Gleason**

- A. Mr. Schumacher presented May financials.
- B. Mr. Gleason stated that the minutes from the last meeting Finance committee meeting have been passed out to the Board Members

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 recommended that the PDPOA approve an immediate cash investment of \$100,000 from the CEF Account in variable rate municipal bonds at the current auction rate and with 7-35 day maturities."*

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

The following motion was made by the ARB and approved by the PDPOA Board of Directors in a 7:3 vote:

*“The members of the ARB unanimously recommend that the PDPOA approve the policy which states if a property has a bulkhead it must be maintained at all times; the bulkhead may be repaired or replaced but never removed.”*

## **Committee Reports:**

### **Communications – Phil Porter**

- A. Mr. Wes Warren reminded the Board that the deadline of 8/1/08 for the Perspective articles is firm due to the timing of the upcoming Annual Meeting.
- B. Mr. Warren stated that every Committee should have an article for this issue of the Perspective so that the residents are up to date on all of the issues for discussion at the Annual Meeting.
- C. Mr. Warren reviewed the proposed Annual Meeting agenda with the PDPOA Board.

### **Covenant Compliance – David Nelson**

- A. Mr. Nelson stated to the PDPOA Board that the minutes from the last Covenant Compliance meeting were included in the Board packet for their review.

### **Lagoon – Tom Shelford**

- A. Mr. Shelford informed the Board that the Friends of the River will be attending the 9/8/08 Lagoon Committee meeting to give a presentation on water quality.
- B. Mr. Shelford stated there will be a full day wetlands seminar held in Ridgeland on 7/14/08 if anyone is interested in attending.

### **Land Planning – Peg Weschke**

- A. President Weschke informed the Board that the Land Planning Committee has agreed to use the project implementation process which was reviewed by the Board at the last meeting.

The following motion was made by President Weschke and approved unanimously by the PDPOA Board of Directors:

*“The Board approves the expenditure of \$1,500 to The Morrison Group to complete the signage design specification steps and develop the preliminary design criteria as defined in the streetscape design project specification document”*

### **Entrance Gate Oversight – Wes Warren**

- A. A follow up meeting was held with the traffic engineer to address questions raised following review of the traffic study. The traffic engineer submitted a response report and stated some of the items would require further data collection. At this point the Committee is not recommending any additional work be completed by the traffic engineer.
- B. President Weschke stated that the meeting with the Town of Hilton Head planning was productive and concluded with a checklist of items needed for moving forward.
- C. Mr. Warren reported that the meeting with the Marriott went well and the Regional Vice President promised to be forthcoming with an approval letter notwithstanding any concerns raised by the owner.
- D. Mr. Warren asked Ms. Henley-Smith about a position from Greenwood Development Corporation. Ms. Henley-Smith stated that she will try to arrange a meeting with corporate during their next visit to the Island (7/10/08) to discuss operational issues that would need to be addressed.

### **Infrastructure Analysis and Planning- Joe Maggi- No Report**

### **Legal – Sharon Cheney –No report**

### **Nominating – Joe Maggi**

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

***“The members of the Nominating Committee unanimously recommend that the PDPOA Board accept Frank Aretz, Richard Waterman and Mary Woynerowski as nominees for the PDPOA Board of Directors”***

**Regime – Jim Gant –No Report**

**Member Comments:**

Mr. Larry Shaff stated he and his wife appreciated the assistance offered by Tim Johnson and Beth McDowell on the bike path the day his wife’s ankle was broken. Mr. Shaff asked if the widening of the road near the North gate is to create two lanes. Mr. Sharp replied that the road is being widened due to Town of Hilton Head Island requirements necessitating two parking spaces on the inbound lane and will not result in the creation of a second lane. Mr. Shaff inquired about the lagoon being lowered more frequently. Mr. Sharp stated that the engineer recommended that there be fresh water exchange more often.

Mr. Dick Waterman stated that they did a wonderful job of making the Port Tack bridge look nice. Mr. Waterman asked if we are planning on testing an automatic gate at the North gate. Mr. Gant replied that we are currently researching proposals and are some months away from a decision on this issue.

President Weschke stated that she has received numerous positive comments on the new bridge railings.

Mr. John Hart passed along his appreciation and thanks to the current PDPOA Board of Directors for the work they do.

The following motions were made by President Weschke and approved unanimously by the PDPOA Board of Directors:

***“The Board approves the appointment of Marty Gleason as Chair of the Finance Committee”***

***“The Board approves the appointment of Jim Gant as a member of the Executive Committee”***

Board Meeting adjourned at 3:00 pm.