

PDPOA
MINUTES OF BOARD OF DIRECTORS MEETING
July 17, 2008

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

Vice President Joe Maggi called the meeting to order at 2:02 pm.

Approval of Minutes: The minutes for the June 19, 2008 PDPOA Board meeting were reviewed and approved unanimously.

President's Report – Joe Maggi for Peg Weschke

- A. Vice President Maggi stated that the Dunes House vote has been postponed until next month
- B. Vice President Maggie informed the Board that there would be an executive session however the focus session on signage would occur prior to the executive session.

General Manager's Report – Bob Sharp

- A. Mr. Sharp notified the Board that the North gate would be ready for "move in" on Monday.
- B. Mr. Sharp informed the Board that paving on Offshore and also near the North gate has been scheduled to begin next Monday.
- C. Mr. Sharp reported that the bridge railings will be painted next week.

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

"I recommend that the Board approve the Gate Access Policy as presented in the current Board packet."

- D. Mr. Allan Davis reviewed with the Board laws that were recently passed by the Governor relating bicycles and bicycle use. The Board determined that the PDPOA should send a letter to the bicycle companies currently renting bicycles to visitors in Palmetto Dunes informing them of the new laws.
- E. Mr. Davis summarized the activities and focus of the PDPOA Security bike patrol.
- F. Mr. Davis reviewed with the Board the monthly GPS figures from the Security vehicles.

Treasurer's Report – Marty Gleason

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

The following motions were 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 \$475,000 from the Storm Reserve Fund in SunTrust 7 month CD at 3.85% and \$475,000 from the Storm Reserve Fund in SunTrust 13 month CD at 4.05%.”

“The members of the Finance Committee unanimously recommended that the PDPOA approve an immediate cash investment of \$225,000 from the R & R Fund in variable rate municipal bonds at the current auction rate and with 7-35 day maturities.”

“The members of the Finance Committee unanimously recommended that the PDPOA approve expenditure of \$14,000 from 2008 surplus operating funds for the purchase of 3 patrol car cameras.”

ARB Report – Joanne Dugle – Report included in Board Packet

- A. Ms. Dugle answered questions from the Board about the PPG’s included for review in the Board packet

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

“The members of the ARB recommend that the PDPOA Board of Directors approve the ARB PPG’s as presented”

- A. Ms. Dugle thanked Larry Shaff, Lois Claus and Bill Dugle for their proof reading assistance
- B. The PDPOA Board requested Ms. Dugle add verbiage to the PPG’s stating that no groundwater can be discharged into the lakes or lagoon system

Committee Reports:

Communications – Phil Porter

- A. Mr. Porter reminded the Board that the deadline for receipt of articles to be included in the upcoming issue of the Perspective is August 1st. Each Committee should have a report for the Perspective in lieu of making a presentation at the Annual Meeting.

Covenant Compliance – David Nelson

- A. Mr. Nelson stated that there are currently two properties that have accumulated a large amount of CCC fines. One property is currently in the collection process and the CCC has recommended that the other property be turned over to begin the collection process as well.

Lagoon – Tom Shelford

- A. Mr. Shelford informed the Board that six members of the Lagoon Committee attended the wetland seminar held in Ridgeland.

Land Planning – Jim Gant for Peg Weschke

- A. Mr. Gant asked that a representative of each of the subcommittees speak to their area of focus.
 - 1. **Signage and Streetscape**- Joanne Dugle- The subcommittee has visited numerous local communities in an effort to compile examples of various signage used throughout the area. This information has been presented to the Land Planning Committee and will be presented today to the Board.
 - 2. **Automated Gate**- Jim Gant- A set of functional specs has been completed and given to Tim Johnson for review/comment. It will then be sent out to three different suppliers for proposals/pricing.
 - 3. **Community Center**-Jim Gant & Marty Gleason- Mr. Gant reviewed the background for the proposal of utilizing the PD Club as a community center. Mr. Gleason shared with the Board the incentive structure included in the agreement.

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

“Resolved, that the Board approve the proposed agreement with the Palmetto Dunes Club for a one year trial arrangement substantially in the form presented to this Board”

Mr. Maggi requested that the minutes reflect that none of the voting Board members are currently members of the Palmetto Dunes club.

4. **Beach Crossovers**-Marty Gleason- Mr. Gleason stated that the subcommittee has surveyed the beach crossovers and determined the ones most heavily used. The goal is to continue to gather data to present at the next Land Planning meeting to included estimated refurbishment costs and recommendations on which crossovers to refurbish first.
5. **St. George Leisure Path**-Ed Batten-Mr. Batten referred the Board to the requirements and path design located in the Board packets. The path would run from Carnoustie to Heath on the golf course side with minimal tree removal.

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

“Upon recommendation of the Land Planning Steering Committee, the members of the Finance Committee unanimously recommended that the PDPOA approve expenditure up to \$150,000 from the CEF Fund for the construction of a leisure path along St. George.”

6. **General Store Intersection/Traffic Circle**-Jim Gant-Mr. Gant stated that he and Bill Thomas are working closely together since there is overlap between these two areas. They have developed five elements of focus for this project and the next step is to meet with Tim Johnson to develop a conceptual plan.

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

“Upon recommendation of the Land Planning Steering Committee, the members of the Finance Committee unanimously recommended that the PDPOA approve expenditure up to \$20,000 from the CEF Fund for engineering support and studies on the Queens Folly road up to the South Gate to create a detailed plan.”

Entrance Gate Oversight – Wes Warren

- A. Mr. Warren stated that the Committee has received an acceptance letter from the Marriott
- B. The focus of the Committee has shifted to the purchase of the fire station property. A letter has been sent to the Town of Hilton Head with pertinent questions. Dependent upon the Town’s response, the goal is to have a signed contract by the end of the year.

Infrastructure Analysis and Planning- Joe Maggi

- A. Mr. Maggi reviewed with the Board the updates that have been made to the Reserve Study
- B. The motion to approve the Reserve Study was tabled until the next Board meeting so that clarification could be provided for the discrepancy between the “Percent Funded” figures listed on pages 1, 11 and 19 of the Reserve Study included in the Board packet.

Legal – Sharon Cheney –No Activity

Nominating – Joe Maggi

- A. Mr. Maggi informed the Board that the nominees information will be included in the upcoming Perspective

Regime – Jim Gant –No Activity

Mr. Phil Porter asked about repainting the faded bike path markings, especially Sea Lane. Mr. Sharp responded that he will speak with Tim Johnson about the issue.

Member Comments:

Mr. Larry Shaff inquired about the fading of the road markings on Queens Folly. Mr. Sharp replied that the hope is to refresh those markings next year if the budget allows.

Ms. Joanne Dugle inquired about access “for lunch” to the Dunes House by Non-Palmetto Dunes Owners or Guests. The Board responded that access would not be granted at the gate for someone without a pass stating that they were going to the Dunes House for lunch.

Board Meeting adjourned for a short break at 3:30 pm.

The Board reconvened at 3:40 pm for a presentation by Joanne Dugle on signage and streetscape.

Ms. Dugle reviewed the assignment of the Signage and Streetscape Subcommittee with the Board and directed them to the numerous photos on display of an assortment of signs from different local communities. Ms. Dugle asked the Board to review the pictures and comment on their various likes and dislikes. Ms. Dugle directed the Board to consider such elements as color, clarity, consistency, as well as, mailbox and house number options.

Members of the Board made the following comments:

- 1) Bob Sharp recommended that the signs be lower to the ground for better visibility
- 2) Phil Porter stated that the first letter of a word should be uppercase and the following letters in lowercase. None of the lettering should be done in a cursive style font.
- 3) Bob McFadden stated that Palmetto Dunes should landscape the utility boxes throughout the resort.
- 4) Joe Maggi suggested pictures of Oldfield be obtained to add to the comparisons
- 5) Sharon Cheney liked the covered mailbox concept for mailboxes that are already grouped
- 6) Jim Gant recommended that we use a narrow scope (design & street signs) to determine the best of the three companies for the project.

The Board tasked the Committee with delivering a proposal which includes 2-3 samples that focus on the following areas:

- 1) **Consistency-** All street signs, house number signs, mailboxes should have a consistent theme
- 2) **Readability/Visibility-** The design of the signs should be such that they are easily read, day and night (Taking into consideration sign height, reflectivity, foreground & background colors, etc.)
- 3) **Maintenance-** Firstly, who maintains the property owner signs and mailboxes, property owner or PDPOA? Secondly, what is the maintenance for the street signs (i.e.- expected life, warranties, replacement availability)
- 4) **Cost-** What is the overall cost? Are there economies of scale? What is the replacement cost? Who bears the initial cost of property owner signs and mailboxes, property owner or PDPOA?
- 5) **Implementation-** Recommendations for phasing.
- 6) **Design-** Functional, appealing and consistent with the ambiance of Palmetto Dunes. It should include the new (and hopefully improved) PD sign logo provided by Greenwood or an argument for using the current logo or redesigning a PDPOA logo.

Ms. Dugle stated that the Committee has spoken with Hilton Head Sign Company and was very impressed.

The Board asked the Committee to bring a progress report to the next Board meeting with a goal of presenting a final proposal at the September Board meeting.

Board meeting adjourned to executive session at 4:35 pm