

PDPOA
MINUTES OF BOARD OF DIRECTORS MEETING
August 21, 2008

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

President Peg Weschke called the meeting to order at 2:02 pm.

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

President's Report –Peg Weschke

- A. President Weschke reported that Greenwood's proposal for the Dunes House has been accepted by the Town's Planning Commission and will now be presented to the Town Council. A PDPOA related concern with this matter will be discussed in Executive Session.
- B. President Weschke stated that the details of the recently signed contract with the PD Club will be included in the next issue of the Perspective. Mr. Wes Warren outlined a few small changes made to the agreement prior to its ratification.
- C. President Weschke updated the Board on the progression of the opportunity to purchase the Fire Station and its impact on the plans for a front entrance gate. Discussions with the Town on this issue continue to move forward.
- D. President Weschke informed the Board that there will be an executive session. She invited Mr. Warren, Mr. Sharp and Ms. Hobler to attend.

General Manager's Report – Bob Sharp

- A. Mr. Sharp notified the Board that once some minor work is completed around the North gate the entire project will be complete. The final invoice has been received and is slightly under the Board approved expenditure total for this project.
- B. Mr. Sharp informed the Board that the "Missing Link" section of the leisure path and the St. George leisure path will be completed the latter part of this year
- C. Mr. Sharp reported that repairs were done to the outbound Queens Folly leisure path to alleviate safety concerns.
- D. Mr. Sharp shared that the sink holes on both Mooring Buoy and Galleon were repaired.
- E. Mr. Sharp notified the Board that the painting of the bridge railings was postponed due to inclement weather.
- F. Mr. Sharp informed the Board that the bid documents for the repairs to the bulkhead at Bird Island will be available for review in September with work commencing in November.
- G. Mr. Sharp reminded the Board that the Security reports were included in the board packets for their review.
- H. Mr. Sharp announced to the Board that Beth McDowell resigned and the PDPOA office is adjusting responsibilities to accommodate the absence.

Treasurer's Report – Marty Gleason

- A. Mr. Gleason presented July financials and YTD activity.

- B. Mr. Gleason reviewed with the Board a couple of highlights from the last Finance Committee meeting minutes which were included in their board packets.
- Mr. Gleason and Mr. Andrew Schumacher met with the VP of SunTrust Bank to review the PDPOA's banking relationship with SunTrust.
 - Mr. Maggi completed a physical inventory and Mr. Gleason performed an ARB compliance test.

ARB Report – Report included in Board Packet

Committee Reports:

Communications – Phil Porter – No Report

Covenant Compliance – Wes Warren for David Nelson

- A. Mr. Warren updated the Board on the ongoing issues at both 41 Swing About and 3 Low Water

Lagoon – Tom Shelford

- A. Mr. Shelford informed the Board that Friends of the Rivers will make a presentation at the next Lagoon Committee meeting on September 9, 2008.

Land Planning – Peg Weschke

- A. Request for Proposal's were sent to 5 signage companies
- B. The meeting with the Morrison group is scheduled for September 9, 2008
- C. The Committee met with the Greenery who will make recommendations for the best type of foliage to utilize from the PD entrance to the traffic circle for consistency.
- D. Mr. Gleason informed the Board that they completed a study of the 17 beach access points which included interviewing beach goers. Among other things, the findings included the determination of the most heavily used beach paths and the costs associated with renovation. The next step is to begin the approval process.
- E. Mr. Gant reviewed with the Board a synopsis of the activity underway with the review of the General Store/Alexanders intersection.
- Options are currently being considered for the location and engineering of the bike paths in the area
 - A feasibility study is underway to determine the scope and cost of the project overall

Entrance Gate Oversight – Wes Warren – No Activity

Infrastructure Analysis and Planning- Peg Weschke for Joe Maggi

- A. President Weschke stated that the Reserve study has been updated

Legal – Sharon Cheney –No Activity

Nominating – Joe Maggi – No Activity

Member Comments:

Mr. Dick Waterman asked if the General Store/Alexanders intersection would be two-ways. Mr. Gant said there has been conversation about making the General Store parking lot a one-way in, one-way out set-up.

Board Meeting adjourned for a short break.

The Board reconvened and decided to address the Reserve Study motion at the next Board meeting.

Ms. Henley-Smith updated the Board on the work being done by Wood + Partners with Greenwood and it's relation to the issues common to both the PDPOA and Greenwood.

Board meeting adjourned to executive session at 2:50 pm

Board reconvened following the executive session and unanimously approved the following motion

“The Finance Committee recommends to the PDPOA Board for their approval, the expenditure of \$87,000 of CEF funds in the current year for the Port Tack Beach Access and Walkway”