

PDPOA
MINUTES OF BOARD OF DIRECTORS MEETING
September 18, 2008

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

President Peg Weschke called the meeting to order at 2:12 pm.

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

President's Report –Peg Weschke

- A. President Weschke informed the Board that there will be an executive session. She invited Mr. Sharp to attend.
- B. President Weschke expressed thanks to Jim Gant for completing the leisure path study

General Manager's Report – Bob Sharp

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

“No object or extension of said object, natural or man-made, shall be located within 2 inches from the outside edge of any Palmetto Dunes bike path. Any man-made object not currently in compliance with the aforementioned policy shall be removed with all reasonable speed. Any non-compliant tree shall be addressed first with the Town of Hilton Head. If the Town does not permit removal of the tree, the PDPOA will mark the tree and/or the leisure path so as to call attention to the obstacle and alert passersby of the obstruction.”

- A. Mr. Sharp notified the Board that free flu shots are being offered again this year for Board Members and PDPOA employees. Dr. Sack's office is administering the shots. Also, a free prostate exam was offered earlier today to all Palmetto Dunes residents.
- B. Mr. Sharp informed the Board that the North gate warranty package and flood elevation certificates have been received. The North gate columns will now be erected with paving and landscaping to follow.
- C. Mr. Sharp reported that the paving bills have come in and are on budget
- D. Mr. Sharp shared that the pile wrappings of the Full Sweep bridge will be done next week.
- E. Mr. Sharp notified the Board that the Port Tack beach walk will be started October 15th. The St. George leisure path is also scheduled for the end of this year.
- F. Mr. Sharp informed the Board that the contractor hired to complete the painting of the bridge railings was fired. The new contractor will begin work tomorrow.
- G. Mr. Sharp reported to the Board that the screws on the new light fixtures on the bridges have been replaced with true stainless steel screws.
- H. Mr. Sharp announced that the bid documents for Bird Island have been completed and sent to four separate contractors with a November start date anticipated.
- I. The Security reports are included in the Board packet for review

Treasurer's Report – Marty Gleason

- A. Mr. Schumacher presented August 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 the board packets.
 - Mr. Gleason and Mr. Andrew Schumacher met with the Bedminster Group for an independent review of the PDPOA investments who emphasized the importance of the security of investments.
- C. The issue of how to handle the maturing storm reserve CD will be revisited by the Finance Committee before bringing a motion to the Board

ARB Report – Joanne Dugle- Report included in Board Packet

- A. Ms. Dugle reported that the transition of Pat Feinberg taking over the ARB workload following Beth McDowell's resignation has been a smooth one.

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

“The ARB PPG’s will be revised to require, as part of the demolition process, that a fee be included to cover the cost of the PDPOA staff installing post and rope on the road frontage side of the property if the construction of a new home on that lot has not or will not be commenced with 60 days from the date of tear down. Furthermore, the property owner is responsible for periodic routine maintenance of the lot, including but not limited to include weed control.”

- B. Ms. Dugle asked the Board for direction to the ARB regarding the consideration of solar power being utilized in Palmetto Dunes
- C. President Weschke stated that she would take the lead on forming an action group to address “Green” building trends, which will encompass solar power as well as other “Green” initiatives

Committee Reports:

Communications – Phil Porter –

- A. September edition of Palmetto Perspective has been sent out and turned out great
- B. Expenses are expected to be approx. \$19K with revenues of approx. \$23K

Covenant Compliance – David Nelson

- A. Mr. Nelson shared some ideas with the PDPOA Board, that will be discussed at the next CCC meeting, to affect better direction of bicycle traffic in PD during the tourist season and beyond

Lagoon – Dick Waterman for Tom Shelford

- A. Mr. Waterman informed the Board that many of the letters sent out from the PDPOA office regarding trees in danger of falling into the lagoon were well received and acted upon

Land Planning – Peg Weschke

- A. The Committee met with Bob Morrison and Cal Ellington of Graphics Corp. Results of the meeting as well as a proposal from the Morrison Agency are forthcoming.
- B. Mr. Gleason stated that the PD Club Committee met and the PD Club is currently in the planning stages of two events
 - 11/19/08 – Property Owner “Meet & Greet” Party
 - 12/31/08 – New Year’s Eve Party

Entrance Gate Oversight – Wes Warren – No Activity

Regime – Bob Sharp for Jim Gant -

- A. There is a meeting next Thursday at 4:00 PM. John Safay will be in attendance to speak about mandatory recycling. Board participation is welcomed and encouraged. Ms. Hobler will send an e-mail to the Board Members with further details.

Infrastructure Analysis and Planning- Joe Maggi

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

“The PDPOA Board accepts the Reserve Study: Version 1 dated 6/30/08 as the basis for our planning”

Legal – Sharon Cheney –No Activity

Nominating – Joe Maggi – Complete

Greenwood Update - Gloria Henley-Smith

- A. The Dunes House passed at the first Town Council meeting
- B. Greenwood has changed their name from Greenwood Development to Greenwood Communities & Resorts.

Member Comments:

Mr. Dick Waterman asked if we are legally required to post a sign at the guard gate stating that cameras are in use. Mr. Sharp responded that we are not required to do so. Mr. Waterman commented that in his opinion the rope and pillars are nicer looking than wire. Mr. Waterman commented that the Spanish Wells community has allowable option for solar use.

Ms. Dugle commented that the Tradition community offers a choice of three “Green Packages” for those building a home that range from a moderate to a heavy use of “Green” choices

Mr. Larry Shaff asked how much money was paid by the insurance company as a result of the accident at the North gate. Mr. Sharp responded that \$25K was received from the insurance company.

Board meeting adjourned to executive session at 3:24 pm