

PDPOA
MINUTES OF BOARD OF DIRECTORS MEETING
November 20, 2008

Board Members Present:	Joe Maggi	Peg Weschke
	Jim Gant	Sharon Cheney
	Frank Aretz	Marty Gleason
	Mary Woynierowski	Bob McFadden
	Gloria Henley-Smith	

Not Present: Dick Waterman

Ex-officio:	Bob Sharp	General Manager
	Kelle Hobler	Acting Recording Secretary
	Andrew Schumacher	Controller

President Peg Weschke called the meeting to order at 2:00 pm.

Approval of Minutes: The minutes for the October 16, 2008 PDPOA Board meeting were reviewed and approved unanimously.

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

I propose the Board accept Joseph Maggi as the new President of the PDPOA Board.

President Maggi made the following motions which were unanimously approved by the PDPOA Board of Directors:

I nominate the following slate of officers for the 2008-2009 Palmetto Dunes POA Board of Directors.

<i>Vice President-</i>	<i>Jim Gant</i>
<i>Treasurer-</i>	<i>Marty Gleason</i>
<i>Secretary-</i>	<i>Dick Waterman</i>

I nominate the following chairpersons for the 2008-2009 Palmetto Dunes POA Committees.

<i>ARB Liaison-</i>	<i>Jim Gant</i>
<i>Communications-</i>	<i>Dick Waterman</i>
<i>Covenant Compliance-</i>	<i>Bob McFadden</i>
<i>Finance-</i>	<i>Marty Gleason</i>
<i>Lagoon-</i>	<i>Tom Shelford</i>
<i>Legal-</i>	<i>Sharon Cheney</i>
<i>Nominating-</i>	<i>Jim Gant</i>
<i>Regime-</i>	<i>Jim Gant</i>
<i>Infrastructure Analysis-</i>	<i>Joe Maggi</i>

I nominate the following Chairperson and Members for the 2008-2009 Palmetto Dunes POA Architectural Review Board.

Joanne Dugle, Chairperson
John Buck
Lee Hildenbrandt
Mike Keener
Xavier Pereira
Knute Welzant
Dave Wright

President's Report –Joseph Maggi

- A. President Maggi reviewed with the Board the major initiatives for the Board to focus on in 2009 to include the Entrance Gate, Purchase of Fire Station, Land Planning, Capital Spending and the Creation of a Green Committee.

President Maggi made the following motion which was unanimously approved by the PDPOA Board of Directors:

I nominate Peg Weschke as the Chairperson for the 2008-2009 Palmetto Dunes POA Land Planning Committee.

General Manager's Report – Bob Sharp

- A. Mr. Sharp introduced and welcomed the newest member of the PDPOA Administrative team, Shelly Cromwell, Staff Accountant.
- B. Mr. Sharp informed the Board that Tim Johnson is working with the contractor on staging the repairs to the Bird Island bulkhead. Pricing looks favorable due to a decrease in lumber costs. Mobilization will begin next week.
- C. Mr. Sharp reported that physical construction began today on the section of the leisure path on Mooring Buoy known as the "Missing Link"
- D. Mr. Sharp stated that the structural portion of the work on the St. George leisure path is complete. Clean-up will continue over the next two weeks.
- E. Mr. Sharp informed the Board that all of the bridge lights have been completed
- F. Mr. Sharp reported that the drainage work for the Port Tack beach walk project is complete
- G. Mr. Sharp stated that currently 163 palm trees along Queens Folly are being trimmed

Treasurer's Report – Marty Gleason

- A. Mr. Schumacher presented October financials and YTD activity.
- B. Mr. Schumacher reviewed with the Board the proposed 2009 budget. Mr Gleason asked that any questions be directed to Mr. Schumacher prior to next month's Board meeting.

Mr. Gleason made the following motion which was unanimously approved by the PDPOA Board of Directors:

"I, Marty Gleason, chair of the Finance Committee recommend that the PDPOA Board approve an increase of \$20 in the fees charged for the annual commercial decals for each class of decal effective January 1st 2009."

ARB Report – Joanne Dugle- Report included in Board Packet

- A. Ms. Dugle shared with the Board that the clearing permit was granted for 17 Promontory
- B. Ms. Dugle reported that approval is anticipated on two more new homes
- C. Ms. Dugle inquired about the intent of the "No Saturday Work" policy. After some deliberation, the Board decided that the intent of the policy is to prohibit physical labor from being conducted on Saturdays. They do not however wish to prohibit Saturday deliveries (i.e. home furnishings, electronics, etc.) Non-construction related deliveries are acceptable on Saturdays.

President Maggi, as the outgoing liaison to the ARB, expressed his appreciation and pride for the work accomplished by the ARB.

Committee Reports:

Communications – Joe Maggi for Dick Waterman –

- A. The next issue of the Perspective should be in the mail the first week of December
- B. The next deadline for Perspective article is Friday February 6, 2009

Covenant Compliance – Bob McFadden- Minutes included in Board Packet

Lagoon – Tom Shelford-

- A. Mr. Shelford thanked Mr. Sharp for his work on the Bird Island project

Land Planning – Peg Weschke

- A. Mr. Warren gave an update on the Community Center activities both past and future. The upcoming quarter's activities will be included in the December issue of the Perspective.
- B. Mr. Gant reviewed the status of the project involving the Alexanders/General Store intersection and the PD Circle. He stated that the project has been broken down into 4 phases and full completion is anticipated in 2012.
- C. Mrs. Weschke discussed the Carnoustie bridge and sidewalk study/proposal with the Board. The proposal will be presented to the Finance Committee and the Infrastructure Analysis Committee for their review and request for approval.
- D. Mrs. Woynerowski informed the Board that the Image & Design Subcommittee reviewed conceptual drawings of a new front entrance sign. The Subcommittee is awaiting a bid for the demolition of the current front entrance sign to ascertain whether or not it is financially feasible. The Subcommittee will also work to enhance holiday decorations for the coming year.

Entrance Gate Oversight – Wes Warren

- A. Mr. Warren stated that he, along with Mr. Sharp & Mr. Gant, met with the Town regarding the Fire Station and everyone agreed that it was time to move forward with a contract. A proof of the contract is expected from the PDPOA attorney next week. There has still not been any response from Greenwood regarding the proposal of a front entrance gate.

Infrastructure Analysis and Planning- Joe Maggi- No Report

Legal – Sharon Cheney – No Activity

Nominating – Jim Gant – No Report

Regime – Jim Gant – No Report

President Maggi thanked and welcomed the new Board Members. President Maggi proposed that the December Board meeting be moved to December 11th. The Board agreed.

Member Comments:

Mr. Larry Shaff congratulated everyone involved in the Annual Meeting. He stated that the Sea Pines sign is very legible and would be a good sign for consideration by the Image & Design Subcommittee. He asked if the newly proposed fire station would be close to the existing site of the fire station. Mr. Gant responded affirmatively.

Board meeting adjourned to executive session at 3:15 pm