

PDPOA
MINUTES OF BOARD OF DIRECTORS MEETING
February 19, 2009

Board Members Present:	Joe Maggi Frank Aretz Mary Woynerowski Dick Waterman Gloria Henley-Smith	Jim Gant Marty Gleason Bob McFadden Sharon Cheney
Not Present:	Peg Weschke	
Ex-officio:	Bob Sharp Kelle Hobler Andrew Schumacher	General Manager Acting Recording Secretary Controller

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

Approval of Minutes: The minutes for the January 15, 2009 PDPOA Board meeting were reviewed and amended to include naming the PD Club as the meeting location. The minutes were approved unanimously as amended.

President's Report – Joseph Maggi

- A. President Maggi announced that a closed Executive Session would follow the open session of the Board meeting.
- B. President Maggi asked Mr. Wes Warren to present an update on the ongoing discussions with Greenwood regarding the front entrance gate.

General Manager's Report – Bob Sharp

- A. Mr. Sharp informed the Board that approx. ½ of the 406 linear feet of the Bird Island bulkhead project is now complete.
- B. Mr. Sharp stated that the Port Tack beach access project is complete with the exception of some minor landscaping.
- C. Mr. Sharp spoke to the Board about the work completed on the Queens Folly headwall.
- D. Mr. Sharp reported that the concrete work on the Haul Away beach access project is complete and quotes for the crossover work have been requested.
- E. Mr. Sharp informed the Board that drainage work, necessary for the General Store/Queens Folly intersection project, will begin next week.
- F. Mr. Sharp notified the Board that Mr. Tim Johnson met with the Lagoon Committee and spoke about dredging.
- G. Mr. Sharp stated that work continues on the street signs and reminded everyone that one of the newly designed street signs has been placed at the intersection of Mooring Buoy and Brigantine.
- H. Mr. Sharp informed the Board that Queens Folly will be restriped by the end of April.
- I. Mr. Sharp reported that Mr. Johnson is currently conducting a safety assessment of all of the beach access paths in an effort to determine where 2009 budget monies, set aside for these repairs, are best spent.
- J. Mr. Sharp notified the Board that work on wing walls and flumes will begin next week.
- K. Mr. Sharp updated the Board on the latest timeline received from the Town of Hilton Head regarding the fire station. Mr. Sharp will meet with Mr. Steve Riley, Town Manager, on Monday for further information and clarification on this issue.
- L. Mr. Sharp informed the Board that Mr. Gant is researching possibilities for future PDPOA Administrative, Pass Office and Security locations.
- M. Mr. Sharp educated the Board on the new lockbox program offered by PDPOA Security.
- N. Mr. Maggi informed the Board that the PDPOA Finance Committee decided to refrain from approving implementation of the Project Lifesaver program until more property owner participation is secured.

- O. Mr. Gleason brought forth the following motion based on a property owner's request to consolidate two of his lots.

"That the PDPOA Board approves the consolidation of two lots (11 and 13 Brigantine) and pre-approves the division of the same two lots, conditioned upon the owner continuing to pay two assessments for such lots and conditioned on the owner granting PDPOA an easement for the existence, maintenance, and repair of the dunes crossover on Lot 13, such easement to terminate when the crossover is replaced, and the officers are authorized to execute documents to accomplish the foregoing."

Treasurer's Report – Marty Gleason

- A. Mr. Schumacher presented January financials.
- B. Mr. Gleason spoke to the Board about forthcoming arrangement with UBS financial to offer third party, unbiased, investment guidance in a strictly advisory capacity.
- C. Mr. Gleason informed the Board that three CD's totaling approx. \$1M will mature prior to the next Finance Committee and Board meetings.

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 recommend that the PDPOA Board approve that the PDPOA enter into an agreement with UBS Financial Services, Inc. to provide financial planning services for 2009 at a cost of \$5,000."

"The members of the Finance Committee unanimously recommend that the PDPOA Board approve the investment of \$1,000,000 in CD's in 4 local banks with the maximum to be \$250,000 in any one bank for a period ranging from 6 months to 1 year."

ARB Report – Joanne Dugle- Report included in Board Packet

- A. Ms. Dugle inquired as to the upkeep standards for the proposed consolidated lots on Brigantine. It was agreed that it will be communicated to the property owner that the now vacant lot, currently in a natural state, would need to be landscaped and maintained as a developed lot.

Committee Reports:

Communications – Dick Waterman

- A. Mr. Waterman informed the Board that the upcoming Perspective will be sent out in March.
- B. Mr. Waterman notified the Board that the Committee is considering a monthly e-mail blast to property owners containing current news and upcoming events.

Covenant Compliance – Bob McFadden- Minutes included in Board Packet

- A. Mr. McFadden gave an update on the on-going issues at 3 Low Water, 11 Ketch and 2 Junket as well as the Committee's determination of the length of time a mulch pile can remain on a property before it is considered unsightly.

Green- Frank Aretz

- A. Mr. Aretz gave the Board a brief synopsis of the Green Committee's first meeting held on January 21, 2009.

Lagoon – Tom Shelford

- A. Mr. Shelford spoke briefly of Mr. Tim Johnson's presentation to the Committee regarding dredging.
- B. Mr. Shelford stated that the Committee has been tasked with taking depth soundings to bring back to Mr. Johnson for assessment purposes.

Land Planning – Jim Gant

- A. Mr. Gant updated the Board on the impact of the roadway work planned for the Queens Folly circle area. This work is scheduled to begin in the 4th quarter of this year.

Infrastructure Analysis and Planning- Joe Maggi

- A. President Maggi stated that a review of the projects scheduled for 2010 will be completed at the next Committee meeting.

Legal – Sharon Cheney

- A. Ms. Cheney informed the Board that PDPOA has been named in a slip and fall lawsuit. The incident occurred at Harbourside II. The paperwork has been sent to the insurance company for their attorney to file an answer.

Nominating – Jim Gant

- A. Mr. Gant reported to the Board that a “Call for Candidates” article will be in the upcoming issue of the Perspective.

Regime – Jim Gant – No Activity

Member Comments:

Mr. Warren reported to the Board that all of the PDPOA / PD Club events that have taken place thus far have been sold-out. The next planned event is a golf outing on March 7th. The registration form is on the website.

Mr. Hartlove asked if the Board was aware of the article on the front page of the Wall Street Journal regarding UBS Financial. Mr. Gleason responded that he had seen the article. Mr. Gant stated that the relationship being entered into with UBS Financial is strictly advisory.

Mr. Shaff commented that the new street sign is very nice, citing his only concern as the short height of the sign. He feels this may make it more prone to vandalism. Mr. Shaff asked what the Board has done to oppose the bill in the State Senate addressing property owner associations. Mr. Sharp replied that he was the President of CAI SC last year and he is still active on that Board. He informed Mr. Shaff that CAI SC has a Legislative Action Committee addressing this bill and working to develop an appropriate piece of legislation.

Mr. Gresenz asked if there are any plans to improve leisure paths this year. President Maggi responded that we are looking at repairs or replacement of areas on Ocean Lane and Carnoustie. Secondly, Mr. Gresenz commented that he has followed a few cars into the Resort who have confused the bike path as a portion of a road. Mr. Maggi responded that plans to place bicycle/pedestrian emblems are underway which should help to better define the leisure path.

Mr. Fromme stated that he has requested solar panels multiple times and his requests have been denied. He passed along information on an energy forum to be held in Washington, D.C. He feels that the PDPOA would benefit from having a few representatives attend this forum.

President Maggi asked Mr. Warren to join the executive session and excused Ms. Henley-Smith.

Board meeting adjourned at 3:20 pm