

PDPOA BOARD OF DIRECTORS

REGULAR MEETING

October 21, 2011

2:00 PM | 23A Conference Room

Board Members Present: Barbara McFadden, President
Bob Houlihan, *incoming*
John Betts
Bob Pearce, *incoming*
Frank Lake, *incoming*
Joanne Dugle, Vice President
John Morgan, Treasurer
Mike Lynch
Dick Dubiel

Not Present: Sharon Cheney, Secretary

Ex-officio: Kiley Fusco
Bob Sharp
Andrew Schumacher
Recording Secretary
GM
Controller

Approval of Minutes: The minutes for the September PDPOA Board meeting were reviewed and approved unanimously.

John Morgan brought forth the following motion. The motion was seconded by Bob Houlihan and passed unanimously.

“I propose the Board accept Barbara McFadden as the new President of the PDPOA Board.”

Barbara then proceeded with the President’s Report. She addressed the Standard of Conduct that was included in this month’s Board packet. She asked that all members read, sign, and return it to Kiley for filing. She also asked that all Committee Chairs have their committee members fill out a PDPOA Volunteer Form and return these to Kiley.

President Barbara McFadden brought forth the following motion. The motion was seconded by Mike Lynch and passed unanimously.

“I nominate the following slate of officers for the 2011-2012 Palmetto Dunes POA Board of Directors:

***Vice President - Joanne Dugle
Treasurer - John Morgan
Secretary - Sharon Cheney”***

President Barbara McFadden brought forth the following motion. The motion was seconded Mike Lynch and passed unanimously.

“I nominate the following slate of directors for the Executive Committee:

***Joanne Dugle
John Morgan
Barbara McFadden”***

President Barbara McFadden brought forth the following motion. The motion was seconded by Mike Lynch and passed unanimously.

“I nominate the following Chairperson and Members for the 2011-2012 Palmetto Dunes POA Architectural Review Board:

***Joanne Dugle, Chairperson
Lee Hildenbrandt
Sue Kerr
Xavier Pereira
Knut Welzant”***

President Barbara McFadden brought forth the following motion. The motion was seconded by Mike Lynch and passed unanimously:

“I move that the Board create a Security Committee and confirm the Regime Committee as 2011-2012 committees pursuant to the authority of the Board under Article 5, Section 2 of the PDPOA Bylaws.”

President Barbara McFadden brought forth the following motion. The motion was seconded by John Morgan and passed unanimously.

“I nominate the following chairpersons for the 2011-2012 Palmetto Dunes POA Committees:

<i>Communications-</i>	<i>Sharon Cheney</i>
<i>Covenant Compliance-</i>	<i>Dick Dubiel</i>
<i>Finance-</i>	<i>John Morgan</i>
<i>Lagoon-</i>	<i>Tom Shelford</i>
<i>Legal-</i>	<i>Frank Lake</i>
<i>Infrastructure Analysis-</i>	<i>Frank Lake</i>
<i>Land Planning-</i>	<i>Mike Lynch</i>
<i>Design & Image-</i>	<i>Sue Peck</i>
<i>ARB-</i>	<i>Joanne Dugle</i>
<i>Regime-</i>	<i>Bob Pearce</i>
<i>Security-</i>	<i>Bob Houlihan”</i>

Barbara McFadden continued with her President’s report.

Bob Sharp gave his General Manager’s report. He noted that while we received 3 bids on the bridge project, 2 bidders have dropped out, we will rebid the project. We have met all of DHEC requirements in regard to notification of other properties. The Dinghy/East Wind path has been surveyed. We have obtained the permit on the Night Harbour/Man o’ War path. The separator curb and leisure path project at the circle is still in progress; the curbing and path are complete; the landscaping still is not. Paving is still underway; there will also be some patching done. The Storm Water Agreement with the Town of HHI is nearly complete and will be effective July 1, 2012 (Town’s fiscal year). We have submitted 5 projects to date. The agreement is good for 5 years, then must be renewed. Wes Warren, Tim Johnson, Bob Sharp, Rob Moore, and Darren from the Town met to examine the future reconfiguration of the entrance/exit of St. Andrew’s. In January, Bob will begin a General Manager’s Meeting to be open to all property owners and will include a PowerPoint presentation. The pickup for Community Harvest for Deep Well will be on November 4. Any non-perishables can be dropped off at the 23A Administrative Office, the Security/Pass Office, or the General Store prior to November 4. Andrew and Bob will have a new Board member orientation for new Board members to familiarize them with the operations of the PDPOA.

Jim Griner gave the Security report. He began by reviewing the items included in the Board packet and noted that there was a recent incarceration of an individual to whom 4 burglaries in PD have been attributed. Security is looking to again improve on how rental companies are handled. They are also examining improving traffic flow. The Pass Office continues to show improvement. There was a recent CapSure update. Internal policy revisions are underway. Jim Griner recently nominated 3 officers for Officer of the Year for

their response to the fire last year in Palmetto Dunes. Employee retention rate has improved; best in 4 years. There were 2 recent promotions: Burke and Beach to Corporal. Studying calls for service; may be able to gain help from Beaufort County in that area.

John Morgan gave the Finance Committee Report followed by Andrew Schumacher presenting the monthly financials. John Morgan brought forth the following motion from the Finance Committee:

“The members of the Finance Committee recommend that the PDPOA Board approve the Statement of Funds, as presented.”

A discussion followed. Barbara McFadden then made the following motion. Dick Dubiel seconded.

“I move to table John Morgan’s motion until the next meeting.”

The motion passed unanimously and the original motion from the Finance Committee was tabled.

John Morgan brought forth the following motion from the Finance Committee. It passed unanimously.

“The members of the Finance Committee recommend that the PDPOA Board approve an increase in the 2012 pass office fees as follows and beginning in 2012 charge an additional fee for trailers:

<i>Daily</i>	<i>8+ wheel fee from \$35.00 to \$40.00</i>
<i>Annual</i>	<i>4 wheel fee from \$185.00 to \$200.00</i>
<i>Annual</i>	<i>6 wheel fee from \$285.00 to \$300.00</i>
<i>Annual</i>	<i>8+ wheel fee from \$385.00 to \$400.00</i>

John Morgan brought forth the following motion from the Finance Committee. It passed unanimously.

“The members of the Finance Committee recommend that the PDPOA Board approve that any information that is to be provided to the property owners per the Information Disclosure Policy should be published on the PDPOA website.”

Joanne Dugle gave the ARB report.

There was no Communication Committee report. Kiley mentioned that all Perspective articles are due Tuesday, November 1.

Dick Dubiel presented the Covenant Compliance Committee report. He brought forth the following motion from the committee:

“The Covenant Compliance Committee recommends that the PDPOA remove the tree at 47 Off Shore that has fallen into the lake, from the budget allocated to the Covenant Compliance Committee for such items.”

The motion passed unanimously.

Tom Shelford gave the Lagoon Committee report. He presented the following motion from the Lagoon Committee:

“The Lagoon Committee recommends that their name be changed to the Lagoon & Lake Committee.”

The motion passed unanimously.

Mike Lynch gave a report from the Land Planning Steering Committee and the Design & Image Subcommittee.

Barbara McFadden gave a report on the Infrastructure Committee.

The Legal Committee has nothing to report at this time.

The Nominating Committee has nothing to report at this time.

Greenwood has nothing to report at this time.

Dick Dubiel gave a report on the Regime Committee.

There was then an opportunity for members to comment. The submission from Laura Burke was received and given to Mike Lynch for addition to the Ad Hoc Committee report.

Adjournment to Executive Session: Joanne Dugle made a motion to adjourn. Dick Dubiel seconded and the motion passed unanimously.

The Board reconvened for Report of Executive Session Results. The report included 2 conclusions:

Annual Meeting Election Results

It was unanimously approved that the 2011 Annual Meeting results would continue to be reported without exact numbers and to authorize disclosure of the range of votes received upon request from a homeowner; and each candidate, upon request, may receive their total votes, but not the total votes of others.

Ad Hoc Committee Report

It was unanimously approved that the PDPOA Board should accept the report from the Ad Hoc Committee as drafted, thank all members of the committee for all the work they have done, and authorize the Legal Committee to prepare a plan for review at the November Board Meeting recommending an immediate course of action to eliminate nuisance events in Palmetto Dunes.

Final Adjournment: Bob Houlihan made a motion to adjourn. Dick Dubiel seconded and the motion passed unanimously. The Board meeting adjourned at 4:21 p.m.