

PDPOA BOARD OF DIRECTORS

REGULAR MEETING

November 17, 2011

2:00 PM | 23A Conference Room

Board Members Present: Barbara McFadden, President
Sharon Cheney, Secretary
John Betts
Bob Pearce
Frank Lake
Joanne Dugle, Vice President
Bob Houlihan
Mike Lynch
Dick Dubiel

Not Present: John Morgan, Treasurer

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

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

President Barbara McFadden began with the Storm Water Agreement with the Town of HHI focus item. Currently, the plan with the Town excludes dredging and the lagoon. If the POA were to move forward with attempting to have the regimes included in the agreement, two items would be required by the Town: (1) any drainage system in the regimes would have to have a connection to the main drainage and (2) any elements in the regimes that are not linked to public drainage (such as a pond) would have to remain outside the agreement. Barbara put forth the question to the Board if the POA is willing to move forward in including the regimes in the Storm Water Drainage Agreement with the Town. She noted that it could reduce draining costs for regimes and that bringing the regime properties into the agreement gives us a Town-recognized relationship. This could be beneficial in future when discussing debris removal with the Town. However, there is a fixed amount allocated to all of PD each year, and if there is a project in a regime versus one in a common area, it could be an issue because a regime repair does not necessarily benefit all owners. There is much work to be done before regime inclusion can be considered, including researching the as-builts of ponds, easements, etc. on regime property.

Bob Pearce brought forth the following motion. It was seconded by Dick Dubiel and passed unanimously. The Ad Hoc Committee under the Regime Committee is to be chaired by Bob Pearce.

“I move that the Board approve the formation of an Ad Hoc Committee, which will be chaired by the Regime Committee Chair and tasked with the responsibility to develop an acceptable and equitable means for bringing to the villa regimes the benefits now available to the PDPOA under the newly signed Storm Water Drainage Agreement.”

Barbara then gave her President’s Report and noted that the Finance Committee would be presenting the budget for approval today.

Bob gave the General Manager’s Report. He will be meeting with DHEC next week in an effort to move forward the permit process for the Carnoustie bridge. The Night Harbour path is 75% completed. The Queen’s Folly separator project has been completed; grasses will be installed. Drains were cut and flattened and paving and patching is in progress. Wet weather has slowed down progress with striping. The final inspection from the Town should be next week or the week after Thanksgiving. Security met with Tim Johnson and evaluated the directional signage at the circle. It was determined that several DOT signs will need to be installed. Tim Johnson also reviewed the environmental report from the Fire Station property. Bob

and Andrew attended storm debris pickup meeting at the Town this morning and the Town staff has made a fourth change. They now state that they will remove and dispose of debris from multifamily developments if it is placed at the edge of a roadway upon which the Town has a legal interest (easement) OR debris may be delivered by owners (not hired contractors) to a citizen drop off center for processing. The Town is currently operating under the Nuisance Abatement Ordinance, which is somewhat subjective. Holiday decorations go up next week. Jim Gant and Bob met with GM of Marriott to discuss cell towers. Thanksgiving donations for Deep Well can be made through the Piggly Wiggly if any Board members or owners are interested.

Lt. Darryl Johnson and Lt. Rob Wilkinson gave the Security Report in Chief Griner's absence (attending a conference out of state). There is a great deal of training going on: asp baton training, pepper spray training, radar training, traffic control training. On December 5,6,7 there will be Crisis Intervention Training (4 hour class) organized by Lt. Wilkinson and taught by a NAMI instructor. Owners are invited to attend. Chief Griner is currently performing a review of all available police package vehicles (PPVs) to see which are most economical and most effective for our department. Crime Prevention Training, although poorly attended, continues and is on the first Wednesday of each month at 6 p.m. Property owners are encouraged to attend. Our department SLED license expires 2/1 every year and has already been renewed for 2012. The current directional signage near the hotel circle has proven to be ineffectual and new DOT signage will be installed. It was discovered that the department's statistics may not be wholly accurate due to the Sheriff's Office (county) had been riding calls on PD property, but not reporting the incidents to our dispatch, leaving us with no record. PD Security has been in touch with Mr. McSwain to correct this.

Mike Lynch and Andrew Schumacher reported on the Finance Committee in John Morgan's absence. The following motion came from the Finance Committee. A discussion followed. The motion passed unanimously with the plan that the Finance Committee and Board would continue to investigate alternative solutions to this issue.

"The members of the Finance Committee recommend that the PDPOA Board revoke the Paid Debris Removal Policy that was put in place by the Board earlier this year."

Dick Dubiel then made a motion to bring last month's motion from the Finance Committee off the table. Frank Lake seconded. The motion passed unanimously.

"I move that we bring forth the October 2011 Board meeting's tabled motion from the Finance Committee on the Statement of Funds."

The following motion came from the Finance Committee. It passed unanimously.

"The members of the Finance Committee recommend that the PDPOA Board approve the 2012 Operating Budget as presented."

Joanne Dugle gave the ARB Report.

Sharon gave the Communications Committee Report.

The Covenant Compliance Committee Report was given by Dick Dubiel.

Tom Shelford stated that there was NTR for the Lagoon & Lake Committee.

Mike Lynch gave a report from the Land Planning Steering Committee. Bob Pearce gave the Design & Image Sub-Committee Report.

The Infrastructure Committee had nothing to report at this time.

The Legal Committee Report will be deferred until the Executive Session.

The Nominating Committee has nothing to report at this time.

Greenwood has nothing to report at this time.

The Regime Committee Report will be deferred until the Executive Session.

The Security Committee will be deferred until the Executive Session.

There was then an opportunity for members to comment.

The Board adjourned to Executive Session.

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

Alternatives for Annual Meeting Conduct

Alternatives for the conduct of annual meeting were discussed. The Legal Committee will come back to the Board when fully developed.

Nuisance Items

The Board will continue with the plan proposed by the Legal Committee and agreed to respond appropriately to Greenwood with respect to their request for approval of their bulletin board sign.

Final Adjournment: Dick Dubiel made a motion to adjourn. Bob Houlihan seconded and the motion passed unanimously. The Board meeting adjourned at 4:47 p.m.