

## **PDPOA BOARD OF DIRECTORS**

### **REGULAR MEETING**

December 15, 2011

2:00 PM | 23A Conference Room

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

<b>Ex-officio:</b>	Kiley Fusco	Recording Secretary
	Bob Sharp	GM
	Shelly Cromwell	Assistant Controller
	Jim Griner	Chief of Security

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

President Barbara McFadden began with the focus items:

**A. Queen's Folly Corridor Revisions Presentation**

Tim Johnson, Engineering Consultant, presented all related materials in the packet to include talking points and two corresponding aerial map exhibits, focusing on the PD front entrance to the Queen's Grant entrances. He stated that there are 3 main purposes for this project: to reduce traffic congestion, to enhance the appearance, and to create safe travel for vehicles, bikers, and pedestrians. Tim addressed the current concerns at the PD entrance on Queen's Folly Road: present non-conforming elements, merge lane shortness, too many driveway cuts, median intersection congestion, accident-prone crossings, wrongful vehicle movements, right-of-way has substandard accesses, lack of a conforming emergency vehicles and the maintenance facility crossover. The St. Andrew's Common entrance has the issue for exiting traffic looking for other vehicles to their right, but not pedestrians to their left. The Town of HHI pedestrian/bicycle crossing at the main PD entrance and the new pedestrian/bicycle crossing at the General Store are currently the only two compliant crossings in the resort. Tim then explained a number of solutions planned for 2012-2014: there will be a bicycle/pedestrian-dedicated crossing just east of the St. Andrew's Common entrance, the Queen's Folly pedestrian bridge will need safe barriers/curbing, there will be driveway closures. Prior to the conversion of the fire station, roadway changes will be made. Tim mentioned that part of the canopy may need to be cut in order to perform certain work. Barbara noted that the Board would like to see as much of the canopy preserved as possible. Tim pointed out that efforts to use both eco-friendly materials and practices will be made. His presentation was followed by a discussion.

**B. Beach Access Construction**

Barbara began by giving a review of the history of the Infrastructure Committee's schedule and plan for repair/ reconstruction of beach accesses. There are currently 18 beach accesses; 9 beach paths have been reconstructed and 6 dune crossovers have been completed with 1 pending. She went on to explain the number of constraints the PDPOA is under with regard to the repair/rebuilding of the crossovers. We are can no longer ramp onto the dunes because the Town requires a 24" clearance above the dune. Additionally, the Town has an ordinance that allows no slopes greater than 12.5 degrees. (Many of our current, older ramps, are 25 degrees or higher.) An OCRM regulation states that on the beach side, we cannot build a structure onto the active beach. There is also an issue with regard to ramps and private property rights of homeowners with property adjacent to the crossover and path. Even if we were able to ramp on the land side,

we could not then build onto the beach side. We are finding that several old beach paths currently encroach on owner's properties. Tim designs the crossovers and paths within constraints of Town of HHI, State, and OCRM. Barbara noted that we do attempt to ramp where possible. If not, we attempt to use platforming and create longer steps. Because we are a private community and several ramps already exist, we are not obligated to have our crossovers comply with ADA standards.

On each access, we do the minimum to repair and restore. If the crossover is in good condition, but the pathway needs repairs, then we will perform the needed repairs and leave the crossover be. According to current Town of HHI regulations, our crossovers are not compliant with dune regulations. Barbara had photographs on hand of the pending Dinghy East Wind crossover and path for review. A discussion followed.

Barbara raised the points that if we do not act, we risk insurance exposure. If we remove the hazardous crossovers, we risk exposure to the Town of HHI because it would involve touching the dunes. She noted that the main purposes of remediation of the crossovers and paths are to remove any safety hazards/violations, remediate any drainage issues, and to enhance the community. The Board consensus was that PDPOA will move forward with the scheduled repairs and reconstruction already in place.

#### C. Charity Walk Policy

Barbara began by explaining that the Security Committee had been instructed to make a recommendation on the recent request by Carolina Cups for permission to use PD for a charity walk for breast cancer and to create a policy for all requests for charity walks/runs/similar events.

Bob Houlihan started that Laura Morgan from Carolina Cups attended the most recent Security Committee meeting and gave a presentation. They are requesting one day (most likely Friday) in late September of 2012. The charity is funded by Beaufort Memorial Hospital. There will be volunteers to marshal the walk and there is a tentative path mapped out. The Hilton will be the designated "host" for the event. Last year they had 350 participants (their first year) and are looking to double that number this year. Jim Griner was asked about any security concerns – he noted that they were minimal due to the presence of marshals and the fact that all participants would be clearly marked. The Security Committee approved it tentatively (until the charity presents a final plan) because it is not a busy time in the resort, is well organized, and would pose few issues for PDPOA. Palmetto Dunes would be used 1 day of the 3-day event. All parking would be off-site since the walk begins off-site.

The following motion came from the Security Committee:

*"The Security Committee recommends that the Board approve the Carolina Cups Charity Walk Event subject to the submission of a finalized schedule and plan."*

A discussion followed. It was decided that the Security Committee continue to work alongside Carolina Cups. The motion passed unanimously

John Morgan brought forth the following motion:

*"I move that the Security Committee formulate a policy on charity events within Palmetto Dunes to be reviewed by the Legal Committee prior to next Board meeting."*

The motion was seconded by Sharon Cheney and passed unanimously.

Barbara McFadden gave the President's Report. Bob Pearce was made Board liaison to the Lagoon and Lake Committee. Flu shots are still available from Dr. Sack's office. Barbara will meet with the Town of HHI with respect to the new mall/residence plans and accesses to PD beaches for the apartments. The Hilton has

been purchased by Omni. Upgrades and renovations will start next fall.

Bob gave the General Manager's Report. We could not get a contractor to bid on the Carnoustie pedestrian bridge; no contractor wanted to drive the pilings. The new proposal will be split – with one contractor to build and one to pile drive. All adjacent properties on the Dinghy/East Wind path have been notified. The Man o' War/Night Harbour beach walk is complete. The Queen's Folly separator curb has been completed. Striping and asphalt patching are 90% complete. The fire station environmental report was completed.

Chief Griner presented the Security Report. There was a burglary at 7 armada – 3 tvs taken. No forced entry. There was a second burglary in Captain's Walk – tvs also missing. No forced entry. Remodelers working on several units noticed the televisions missing. An article in the Packet mentioned stolen property from an unlocked vehicle in the Queen's Folly area. Citations have increased in number, and mainly consist of warnings. The Security Department continues to offer a Crime Prevention Training class, although there have been no attendees for 3 months. The class schedule for 2012 will be re-evaluated. No one has signed up for an in-house inspection. Security hosted a CIT class last week that included 60 officers from the area and 5 neighboring agencies. OSHA training is planned for January. Field and sobriety training are planned for later in 2012. Baton, OC, FEMA, new manager, and in service training all took place in 2011. Chief Griner attended a law enforcement conference in 2011. Headsets have been added at all windows. Lt. Wilkinson has been appointed to the NAMI Board of Directors. Several PD officers were nominated for officer of the year. Brooker Devore won, and was recognized with a plaque.

Shelly Cromwell reported on the finances in Andrew Schumacher's absence. Sharon Cheney reported on the Finance Committee meeting. (John Morgan was absent from the FC meeting.)

Joanne Dugle gave the ARB Report.

Sharon Cheney gave the Communications Committee Report.

The Covenant Compliance Committee Report was given by Dick Dubiel.

John Betts noted that Greenwood had nothing to report at this time.

Tom Shelford gave the Lagoon & Lake Committee Report.

Mike Lynch gave a report from the Land Planning Steering Committee.

The Infrastructure Committee had nothing to report at this time.

The Legal Committee had nothing to report at this time.

The Nominating Committee has nothing to report at this time.

The Regime Committee Report to submit a committee charter.

The Security Committee brought forth the following motion:

*"The Security Committee unanimously recommends that the Board approve the Security Committee Charter draft as written."*

The motion passed unanimously.

There was then an opportunity for members to comment.

**Adjournment:** Dick Dubiel made a motion to adjourn. Bob Houlihan seconded and the motion passed unanimously. The Board meeting adjourned at 3:46 p.m.