

**PDPOA BOARD OF DIRECTORS**

**REGULAR MEETING**

October 15, 2015

2:00 PM | 23A Conference Room

|                               |   |  |
|-------------------------------|---|--|
| <b>Board Members Present:</b> | Ray Pfeiffer, <i>Outgoing Chairman</i><br>Bill Watkins<br>Bill Bibb<br>Lois Adams-Rodgers<br>Steve Hamilton | Carol Schembra, <i>Incoming Chair</i><br>Ben Kinnas<br>Ernie Ahr<br>Koji Shimada<br>Michael Vaughn |
| <b>Board Members Absent:</b>  | Sanjay Kumar  |  |
| <b>Ex-officio:</b>            | Kiley Fusco<br>Andrew Schumacher<br>Darryl Johnson<br>Matthew Nemes<br>Ben Brown                            | Recording Secretary<br>CEO<br>Security Captain<br>Controller<br>Principal Planner/Project Mgr      |

Outgoing Chairman Ray Pfeiffer called the meeting to order at 2:00 p.m.

Outgoing Chairman Ray Pfeiffer gave his final comments and Incoming Chair Carol Schembra began the meeting.

**Approval of Minutes:** The August 2015 minutes were approved as presented.

Carol Schembra began by making the following motions:

*“I nominate the following slate of officers for the 2015-2018 Palmetto Dunes POA Board of Directors:*

*Lois Adams-Rodgers – Vice Chair  
Michael Vaughn – Treasurer  
Bill Bibb – Secretary”*

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

*Carol Schembra  
Lois Adams-Rodgers  
Bill Bibb”*

*“I nominate the following chairpersons for the 2015-2016 Palmetto Dunes POA Committees:*

*ARB - Joanne Dugle  
Finance - Michael Vaughn  
Nominating - Ben Kinnas  
Communications – Lois Adams-Rodgers”*

All motions passed unanimously.

Andrew then gave the CEO’s report. The annual meeting went well this year. There is little progress on the Town’s emergency access point as the associated utility moves are costly, but it will continue. John

and Ben met on site with the Town regarding the 278 underpass reconstruction. They anticipate completion by March. Kiley and Andrew attended the 2015 Large-Scale Managers Workshop in September. PD was a host community for this workshop in 2014. We're planning a smaller scale Board Orientation for this year in November. Our next Board meeting will be Thursday, November 19 at 2:00 p.m. He then reviewed a Beach Nourishment document that had been distributed to the Board.

Ben updated the Board on the capital projects. We're working on punch work on the new building. We executed an agreement with TIC and the inbound bridge has been decommissioned. We received the piles this week after a short delay in delivery from the storm. The goal is to open the new bridge by March 1 and the closeout items will conclude in March (landscaping, lighting, etc.) A certified arborist inspected the trees in the corridor and recommended we continue with our tree management program. There is an extended lagoon lowering in October to accommodate bulkhead work associated with the new bridge. Ben and the Lagoon and Lake Advisory Group will be attending a pond conference.

Captain Johnson gave the Security Report. We had little to no interruption of service during the building transition. We have upcoming CPR and AED training that will be open to the membership as well.

Matthew Nemes reported on the association finances.

Michael Vaughn gave the Treasurer's Report. He brought for the following motion from the Finance Committee.

***“The Finance Committee recommends that the Board of Directors approve the 2016 Operating Budget as presented.”***

The motion passed unanimously.

Joanne Dugle gave the ARB Report.

Lois Adams-Rodgers gave the Communications Group Report.

Bill Watkins gave the report on Greenwood Communities & Resorts.

Ben Kinnas gave the Nominating Committee Report.

**Adjournment to Executive Session: 3:29 p.m.**

There was then an opportunity for members to comment.