

PDPOA BOARD OF DIRECTORS
REGULAR MEETING
September 21, 2017
2:00 PM | Conference Rooms A&B

Board Members Present:	Lois Adams-Rodgers, Chair Bill Bibb Koji Shimada Doug Luba (<i>late arrival</i>)	Ben Kinnas Bill Watkins Mark O'Neil
Board Members Absent:	Mike Vaughn	Steve Hamilton
Ex-officio:	Andrew Schumacher Kiley Fusco Jim Griner Matthew Nemes Ben Brown	<i>CEO</i> <i>Recording Secretary</i> <i>Chief of Security</i> <i>Controller</i> <i>Principal Planner & Project Manager</i>

Chair Lois Adams-Rodgers called the meeting to order at 2:00 p.m.

Approval of Minutes: The motion was to approve the August 2017 minutes was approved unanimously. (6-0-0)

Lois Adams-Rodgers gave the Chairman's Report.

Andrew gave the CEO's Report. The Town's Emergency Access is not yet complete; there are remaining electrical issues and punch work to be completed. The Town's extended turning lane project has been completed, and they're considering the addition of a rolled curb. Management has prepared the 2018 Operating Budget and submitted a first draft to the Finance Committee. A second draft will be submitted, and the final will be presented to the Board by October or November. Andrew commended all of departments on their preparation for and work during Tropical Storm Irma. Recovery was minimal, and we have a pickup schedule in place to address the landscape debris present in the community. The common areas are still in the process of being cleaned up.

Kiley Fusco then reported on the Lagoon & Lake PPG's. Management will be reviewing the current boat registration process in its entirety, and will make any changes deemed appropriate. They will also solicit feedback from the Lagoon & Lake Advisory Group regarding the language used in our catch and release policy.

Andrew continued the report. We have two dune crossovers slated to be replaced in 2018, and two beach walks that do not have a dune crossover present. Due the storm surge from Irma present at the walks without a crossover, the location of the planned replacements will be reevaluated. Irma wiped out the remaining turtle nests on the island as we reach the end of nesting season. Prior to Irma, the town had gone out to bid on dune restoration along the Atlantic Ocean. Two bids were unqualified, one was extremely expensive. Irma's arrival has likely put a delay on the project as the Town works on emergency beach restoration on the south end of the island. The following progress has been made on the strategic planning areas of focus:

1. Achieve desired balance...: management is working on a establishing a baseline for marketing/branding; working on an RFP for marketing/branding services; looking to create and host more community events beginning in 2018
2. Investigate, consider, establish...: there are meetings planned with Greenwood to discuss partnership opportunities; working with legal counsel on right to repurchase
3. Enhance, protect, leverage...: updated Lagoon and Lake PPG's,
4. Enact sensible, reasonable proactive...: met to discuss updates citation process and fine structure to bring about improved compliance to include short term rental control regulations, looking to add an amendment to the Resort Regulations, creating community standards position and developing a proactive compliance policy

The Board Orientation will be November 9, the Annual Meeting is October 14, and the next board meeting will be October 19. Kiley and Andrew were slated to attend the Large-Scale Managers Workshop in Houston, but the event was canceled due to the hurricane. Kiley and Andrew attended a tourism summit hosted by the HHI-Bluffton Chamber of Commerce yesterday. Andrew then thanked the two present outgoing board members for their time, commitment, dedication, and support. He also recognized two board nominees present, Gayle Cleaveland and Brian Fahey. We have achieved quorum for the Palmetto Dunes POA Annual Meeting to be held Saturday, October 14.

Ben Brown reported on the capital program, storm recovery, and the lagoon management program. He also gave the Lagoon & Lake Advisory Group Report.

Jim Griner gave the Security Report.

Matthew Nemes reported on the Association's finances.

Ben Kinnas presented the Finance Committee Report in Mike Vaughn's absence. He brought forth the following motion from the Finance Committee:

"The Finance Committee unanimously recommends that the PDPOA Board of Directors approve the revised Finance Committee Charter as presented."

The motion was approved unanimously. (7-0-0)

Ben Kinnas then called for a motion that:

"Based upon the Finance Committee's recommendation, the Board approve the creation of an ad hoc advisory group to review the Palmetto Dunes POA's investment policy statement."

Doug Luba made the motion. It was seconded by Mike O'Neil, and approved unanimously. (7-0-0)

Joanne Dugle gave the ARB Report.

Ben Kinnas gave the Nominating Committee report.

Bill Watkins gave the report on Greenwood Communities & Resorts.

New Business: Doug Luba brought forth the following concern/suggestion from members in Mariners: a permanent access to Mariners at the Town's emergency access near Yard Arm. Andrew has been meeting with the incoming Chair on this topic, and has also spoken with the Town. Even prior to consideration, a traffic study of 278 would need to be performed by the Town. The PDPOA cannot perform this project independently; it would have to be in partnership with the Town of Hilton Head Island. There may be an opportunity for this in coming years as the Bridge Replacement Program progresses. Andrew also expressed the he has heard conflicting requests from other Mariners residents that they have no desire for a busy ingress/egress in their part of the community, and potential traffic patterns would need to be researched. The topic will likely be raised for discussion during the upcoming Board Orientation.

Mark O'Neil asked if noise violations would be addressed as part of the citation process and fine structure review/revisions; Andrew replied that they would.

Lois Adams-Rodgers called for a motion to adjourn the meeting. Ben Kinnas made a motion to adjourn. It was seconded by Bill Bibb, and was approved unanimously. (7-0-0)

Adjournment: 3:36 p.m.

There was then an opportunity for members to comment.