

PDPOA BOARD OF DIRECTORS
REGULAR MEETING
October 19, 2017
2:00 PM | Conference Rooms A&B

Board Members Present:	Mike Vaughn, Chair Koji Shimada Mark O’Neil Elizabeth Belenchia	Ben Kinnas Bill Watkins Brian Fahey Gayle Cleaveland
Board Members Absent:	Bill Caywood	Doug Luba
Ex-officio:	Andrew Schumacher Kate Nolan 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. She thanked the staff and board for their dedication to Palmetto Dunes, and turned the meeting over to newly appointed Chairman Michael Vaughn.

Approval of Minutes: The motion to approve the September 2017 minutes passed unanimously. (8-0-0)

Chairman Michael Vaughn began the Chairman’s Report by bringing forth the following motions:

***“I nominate the following slate of officers for the 2017-2018 Palmetto Dunes POA Board of Directors:
Vice Chair – Brian Fahey
Treasurer – Ben Kinnas
Secretary – Koji Shimada”***

The motion was seconded by Mark O’Neil, and passed unanimously. (8-0-0)

***“I nominate the following slate of directors for the Executive Committee:
Ben Kinnas
Brian Fahey”***

The motion was seconded by Bill Watkins, and passed unanimously. (8-0-0)

***“I nominate the following chairpersons for the 2015-2016 Palmetto Dunes POA Committees:
ARB – Joanne Dugle
Finance – Ben Kinnas
Nominating – Co-Chairs Mark O’Neil and Gayle Cleaveland***

The motion was seconded by Elizabeth Belenchia, and passed unanimously. (8-0-0)

Chairman Vaughn then continued his report. He described the background of his relationship with Palmetto Dunes, going back to 1974. He chose to live in Palmetto Dunes, and first began his involvement with the PDPOA by serving on the Finance Committee.

Andrew Schumacher gave the CEO's Report. He briefly reviewed the Annual Meeting and noted that there were few member comments. The concerns raised were short-term rentals, bicycles, and noise. The Town's Emergency Access is finally complete. The Town will install landscaping, and the PDPOA will follow behind them with additional landscaping and screening if needed. The 2018 Operating Budget was vetted by the Finance Committee and submitted in the Board Packet. They will seek a vote in at the November Board meeting. The Town has received bids for dune restoration. Andrew attended the Island Ambassador Program. Andrew also recapped the draft of the strategic plan goals:

1. Achieve desired balance...: management is working on 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 to the 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

We will hold a Board Orientation on November 9. Andrew requested that Board members bring a few thoughts on their goals for the balance of your term. He also reviewed the recent SC House Bill and reference the Island Packet article for reference. The bill will be revisited in the January session. The next Board meeting will be Thursday, November 16. There will be no December meeting.

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 gave the Finance Committee Report. Three new members of the Finance Committee will begin in January. Ben made the following motion:

***"I nominate the following members for the Palmetto Dunes POA Finance Committee:
Brian Fahey, Wilbur Strickland, and Gayle Cleaveland."***

The motion was seconded by Bill Watkins, and passed unanimously. (8-0-0)

Joanne Dugle gave the ARB Report. She called for a motion to approve members of the ARB. Michael Vaughn made the following motion:

***"I nominate the following individuals to serve on the Palmetto Dunes POA
Architectural Review Board: Joanne Dugle, Sue Kerr, Knute Welzant, Lee Hildenbrandt,
Xavier Pereira, and Mark Britanisky."***

The motion was seconded by Ben Kinnas, and passed unanimously. (8-0-0)

Joanne mentioned that the ARB was considering an amendment to their current charter to include a chairman nomination process. The ARB will likely present this amendment in November or January. It was also mentioned that the Vice Chair of the Executive Committee attend the monthly ARB meetings as a nonvoting Board representative.

Mark O'Neil gave the Nominating Committee report.

Bill Watkins gave the report on Greenwood Communities & Resorts.

Old Business: The Board had approved an Ad Hoc Committee to review the investment policy statement. However, Michael Vaughn (Treasurer at the time) submitted a follow-up letter choosing to not move forward with the committee. This would be up to the new Finance Committee Chairman to seek guidance from the Board on instituting an Ad Hoc Committee for this purpose in the future.

New Business: None

Chairman Michael Vaughn called for a motion to adjourn the meeting. Ben Kinnas made a motion to adjourn that was seconded by Mark O'Neil, and passed unanimously. (8-0-0)

Adjournment: 3:07 p.m.