

PDPOA BOARD OF DIRECTORS
REGULAR MEETING
January 18, 2018
2:00 PM | Conference Rooms A&B

Board Members Present:	Mike Vaughn, Chair Brian Fahey, Vice Chair Mark O'Neil Elizabeth Belenchia Bill Watkins	Ben Kinnas, Treasurer Bill Caywood Doug Luba Gayle Cleaveland
Board Members Absent:	Koji Shimada, Secretary	
Ex-officio:	Andrew Schumacher Kiley Fusco Jim Griner Matthew Nemes Sydney Wan	<i>CEO</i> <i>Recording Secretary</i> <i>Chief of Security</i> <i>Controller</i> <i>Facilities Manager</i>

Chairman Michael Vaughn called the meeting to order at 2:00 p.m.

Approval of Minutes: Chairman Michael Vaughn called for a motion to approve the November 2017 minutes. Ben Kinnas made the motion, it was seconded by Elizabeth Belenchia and passed unanimously. (9-0-0)

Michael Vaughn then gave the Chairman's report.

Andrew Schumacher gave the CEO's Report. We announced the Employer of Choice initiatives to the entire staff on November 20. We hosted a Low Country Large-Scale Managers Meeting with Senator Tom Davis as our guest speaker. He covered House Bill #3886, the Jasper Port, offshore drilling, and the 278 Bridge Tax Referendum. The Hilton Head Island: *Our Future* thinktank reconvened on December 4 and a draft vision report is in progress. The data collected so far can be viewed on the Town of HHI's website. The current owner and prospective owner of the ?? lot at Shelter Cove have consented that there will be no easement rights over Palmetto Dunes roadways. The final rezoning has not yet been approved by the Town; Town Council meetings have been postponed due to weather. The Queen's Grant Declaratory Judgement has also been postponed due to weather. There has also been a change in leadership at Queen's Grant I, and they are not supportive of the proposed PDPOA plans. Town leadership appears supportive of the upcoming sales tax referendum for 278 bridge replacement. Efforts toward creating the charitable foundation continues. We have met with the Community Foundation of the Low Country, created a five-member advisory group, and have another meeting scheduled for next week. We are continuing to work on developing a Mariners ingress/egress. Andrew met with the Town of HHI LMO in November. The next step is to reach out to the fire chief and fire marshal to determine any concerns they may have. We have shared our goal with Greenwood and the Executive Committee, and received verbal support from two members of Town Council. Reaching this goal will involve Town Council, SC DOT, and Shelter Cove. The final draft of the revised ARB charter has been finalized. It will first be brought to the ARB for approval, then to the Board of Directors in February. There was a change to our policy during our insurance renewal as our provider was no longer offering coverage for our Security Department due to their law enforcement authority. Our agent was able to located two additional carriers to provide the excess umbrella coverage. However, the premium came in at \$30k more than budgeted, thus creating a negative variance to being 2018. We are finalizing our 2017 goals related to the Strategic Plan and hope to have a draft in place by January 31 These will include a finalizing our property owner baseline, planning our events for the coming year, finalizing our contract for a

5k summer series in the resort, identifying properties to acquire and their addition to a GIS map layer, actively monitoring all property transactions, developing a business case and conceptual plan for a potential project, reinvestment in the lagoon system, dredging and shoreline pruning, pine straw harvesting, completing the proactive covenant compliance policy, incorporating the new CSR position, a first draft of the branding RFP, revision of the fine structure, and events related to the 50th anniversary. Management is also finalizing their department goals. The next Board meeting will be February 15, 2018 and the following documents will be presented: updated drone policy, the revised ARB charter, and the resort regulation amendments. The PDPOA is aware of the preliminary flood insurance maps, and the Town of HHI is requesting that all requests for information related to the maps be directed to the Town.

Ben Brown gave the Facilities Report.

Jim Griner gave the Security Report.

Matthew Nemes reported on the Association's finances. Ben Kinnas gave the Finance Committee Report.

He brought forth the following motion from the Finance Committee, and it was seconded by Gayle Cleveland:

"The PDPOA Finance Committee recommend that the Board of Directors approves the amended Finance Committee charter as presented."

There was a discussion, followed by a vote. The motion passed unanimously. (9-0-0)

Kiley Fusco gave the ARB Report in Joanne Dugle's absence.

Ben Kinnas brought forth the following motion, and it was seconded by Mark O'Neil:

"I move that the PDPOA Board of Directors approve the following two nominees to serve as members on the PDPOA Architectural Review Board: Thomas Belenchia and Wilbur Strickland."

There was a discussion, followed by a vote. The motion passed unanimously. (8-0-1 abstention)

Mark O'Neil gave the Nominating Committee report.

Bill Watkins gave the report on Greenwood Communities & Resorts. They will not be reopening their pool due to the costs associated with the extensive repairs needed (that has been historically available to PDPOA property owners).

Old Business: None

New Business: None

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

Adjournment: 3:32 p.m.

The meeting was followed by member comments.

Executive Session Adjournment: 4:27 p.m.