

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

Board Members Present:	Brian Fahey, <i>Incoming Chair</i>	Wilbur Strickland, <i>Incoming Vice Chair</i>
	Mark O'Neil, <i>Incoming Treasurer</i>	Gayle Cleaveland, <i>Incoming Secretary</i>
	Bill Caywood	Mike Vaccaro
	Bill Watkins	Lee Smith
	Doug Luba	Elizabeth Belenchia

Board Members Absent:

Ex-officio:	Andrew P. Schumacher	<i>CEO</i>
	Kate Nolan	<i>Recording Secretary</i>
	Loretta Hoover	<i>Director of Human Resources</i>
	Jim Griner	<i>Chief of Security</i>
	Matthew Nemes	<i>Controller</i>
	Ben Brown	<i>Principal Planner</i>

Chairman Michael Vaughn called the meeting to order at 2:00 p.m. He thanked the staff and board for their dedication to Palmetto Dunes and turned the meeting over to newly appointed Chairman Brian Fahey.

Approval of Minutes: Chairman Brian Fahey called for a motion to approve the September 2018 minutes as submitted. Bill Caywood made the motion; it was seconded by Wilbur Strickland and passed unanimously. (10-0-0)

Chairman Brian Fahey gave the Chairman's Report and brought forth the following motions:

***"I nominate the following slate of Officers for the 2018-2019 Palmetto Dunes POA Board of Directors:
Vice Chair – Wilbur Strickland
Treasurer – Mark O'Neil
Secretary – Gail Cleaveland"***

The motion was seconded by Bill Watkins and passed unanimously. (10-0-0)

***"I nominate the following slate of directors for the 2018-2019 Executive Committee:
Brian Fahey
Wilbur Strickland
Mark O'Neil"***

Chairman Fahey then continued his report.

Andrew Schumacher presented the CEO's Report. *(attached)*

Loretta Hoover presented a verbal report on the PDPOA Human Resources department.

Ben Brown presented the Capital Program Update & Facilities Report. *(attached)*

Jim Griner gave a verbal report on the Security and Pass Office departments.

Matt Nemes, Controller, gave a verbal presentation of the monthly financial statements.

Andrew Schumacher presented the Treasurer's Report and brought forth the following motion:

"The Palmetto Dunes POA Finance Committee recommends that the Palmetto Dunes POA Board of Directors approve the 2019 Operating Budget as presented."

The motion passed unanimously. (10-0-0)

Joanne Dugle gave the ARB report and called for a motion to approve members of the ARB for the 2018-2019 term. Brian Fahey made the following motion:

"I move that the Palmetto Dunes POA Board of Directors approve the following members to serve on the Palmetto Dunes POA Architectural Review Board for the 2018-2019 term: Joanne Dugle, Lee Hildenbrandt, Xavier Pereira, Thomas Belenchia, and Mark Britanisky."

The motion was seconded by Bill Watkins and passed unanimously. (10-0-0)

The Nominating Committee had nothing to report at this time.

Bill Watkins gave a verbal report on Greenwood Communities & Resorts' activity.

Bill Caywood verbally presented the Pool Fencing Committee Report.

Old Business: Bill Caywood reported he would like to postpone the Pool Fence Ad Hoc Committee Report until the November Board meeting.

New Business: none

Brian Fahey called for a motion to adjourn the meeting. Elizabeth Belenchia made the motion, and it was seconded by Mark O'Neil. The motion passes unanimously. (10-0-0)

Adjournment: 2:44 p.m.

The meeting was followed by member comments.



PALMETTO DUNES

PROPERTY OWNERS ASSOCIATION

A RESIDENTIAL RESORT COMMUNITY

Mission Statement

To enhance the quality of life, strive to protect the natural environment, and improve the resources of our community for all those that live, invest, work and play here.

Vision Statement

For Palmetto Dunes to be regarded as the best and most sought after residential resort community on the east coast

CEO's Monthly Update – October 2018
PDPOA Board of Directors

1. Hurricane Michael
2. 7 Leeshore
3. Proactive Covenant Compliance – Community Standards Representative
4. 278 Ingress/Egress – Business case later this year
5. Sales Tax Referendum – 278 Corridor – November ballot
6. 2019 Operating Budget
7. Strategic Plan Goals – 2018 – see attached
8. Board Member Orientation – October 10th
9. Board Retreat – November 9th at 1pm
10. 50th Anniversary Oyster Roast – November 16th at 4pm
11. Next Board Meeting – November 15th @ 2pm (no meeting in December)



MEMORANDUM

TO: Andrew Schumacher, CEO
FROM: Ben Brown, Planner & Project Manager
RE: Capital Projects Update
DATE: October 16, 2018

2018 Capital Program

- Queen's Folly Outbound Bridge Replacement – *Completed on time and within budget*
- Brigantine Beach Access Replacement – *Completed on time and within budget*
- Iron Clad/Junket Beach Access Replacement – *Completed on time and within budget*

- T-Streets (Armada, Brigantine & Cat Boat)
 - Currently replacing stormwater infrastructure on Armada
- Queen's Grant Entrance Walls
 - Removed entrance walls and installed temporary signage in April
 - Permanent signs are under construction
- Landscape Enhancements
 - North Gate landscaping is scheduled through next week
- Lagoon Management
 - Full Sweep & Leamington Dredge – *complete*

**PDPOA Finance Committee
Meeting Summary
Thursday, October 18, 2018 – 12:30 PM**

Members Present: Wilbur Strickland, Gayle Cleaveland, Brian Fahey and Ric Gorman

Ex Officia: Michael Vaughn

Guest: Mark O'Neil

PDPOA Staff Present: Andrew Schumacher, Matthew Nemes, Ben Brown and Jasmine Milledge

Andrew called the meeting to order at 12:30 p.m.

- 1) **September 18, 2018 Minutes** – Matt called for a motion to approve the September 2018 minutes as submitted. Wilbur Strickland made the motion; it was seconded by Ric Gorman and passed unanimously.
- 2) **Review Monthly Financial Reports** – The Committee conducted its detailed monthly review of the PDPOA's Balance Sheet, Property Owner Assessments, Investments and Income Statement.
- 3) **Review Capital Projects** – Ben gave a review of the ongoing capital projects, which are on schedule. The ongoing 2018 capital projects are:
 - T-Streets
 - Lagoon Management
 - Landscape Enhancements
 - Queens Grant Entrance Walls
- 4) **2019 Operating Budget** – Matt and Andrew presented the second draft of the 2019 Operating Budget. The Committee reviewed and discussed the second draft. Brian Fahey brought forth the following motion:

"The members of the Finance Committee approve the 2019 Operating Budget and recommend the PDPOA Board approve the 2019 Operating Budget as presented."

Ric Gorman seconded and the motion passed unanimously.
- 5) **2018 Finance Committee Activities and Goals** – Matt will update the activities worksheet.
- 6) **Next and Future Meetings** –
 - Tuesday, Nov 13th – 8:30 a.m.
 - Tuesday, Dec 18th – 8:30 a.m.
 - Tuesday, Jan 15th – 8:30 a.m.
 - Tuesday, Feb 19th – 8:30 a.m.
 - Tuesday, Mar 19th – 8:30 a.m.

Michael Vaughn motioned to adjourn the meeting at 1:45 p.m. Wilbur Strickland seconded, and the motion passed unanimously.