

PDPOA BOARD OF DIRECTORS
REGULAR MEETING
March 21, 2019
2:00 PM | Conference Rooms A&B

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

Ex-officio:	Andrew P. Schumacher	<i>CEO</i>
	Jasmine Milledge	<i>Recording Secretary</i>
	Jim Griner	<i>Chief of Security</i>
	Matthew Nemes	<i>Controller</i>

Chairman Brian Fahey called the meeting to order at 2:01 p.m.

Approval of Minutes: Chairman Brian Fahey called for a motion to approve the February 2019 minutes as submitted. Bill Watkins made the motion; it was seconded by Gayle Cleaveland and passed unanimously. (9-0-0)

Chairman Brian Fahey gave the Chairman’s Report.

Focus Item: Karen Kozemchak, Director of Marketing for Palmetto Dunes Resort, presented an overview of Palmetto Dunes Resort’s branding initiative to retain and attract visitors. She also highlighted PD Resort’s history, amenities and events.

Andrew P. Schumacher presented the CEO’s Report along with the Capital Program Update and Facilities Report. (*attached*)

Elizabeth Belenchia suggested extending the member comment section of the Yardarm Gate Survey to allow additional time for owner feedback.

Bill Watkins brought forth the following motion:

“I move that the PDPOA Board of Directors extend the member comment section of the Yardarm Gate survey until the end of April.”

Doug Luba seconded and the motion passed 8-1-0.

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

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

Mark O’Neil presented the Treasurer’s Report. He brought forth the following motion from the Finance Committee:

“The members of the Finance Committee approve the drafted Audited Financials and Opinion Letter as presented and recommend that the PDPOA Board review and approve the 2018 Audited Financials and Opinion Letter as submitted.”

There was opportunity for discussion and the motion passed unanimously. (9-0-0)

Wilbur Strickland gave a verbal ARB Report.

Gayle Cleaveland gave a verbal Nominating Committee Report.

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

Old Business: Mike Vacarro updated the Board on the 7 Lee Shore Redevelopment Committee. He provided an interim report from the Committee and stated that the goal of the Committee is to decide on the most viable option for 7 Lee Shore. Brian Fahey gave an update on the Board priorities. The Board’s communications goal will be delayed due to the restructuring of the Communications position. Additional Board priorities are the Yardarm/278 Gate, 7 Lee Shore redevelopment, short term rentals and a beachfront amenity. Lee Smith provided the Board with a Charter that would establish a Beachfront Amenity Ad-hoc Committee.

Brian Fahey brought forth the following motion:

“I move that the PDPOA Board of Directors accept the amended Charter and appoint Lee Smith as Chairman of the Beachfront Amenity Ad-hoc Committee.”

Mark O’Neil seconded and motion passed unanimously. (9-0-0)

Lee Smith updated the Board on his efforts to establish an Ad-hoc Committee to create a balance of renters and non-renters within the community. Bill Watkins brought forth the following motion:

“I move that the PDPOA Board of Directors accept the amended Short-Term Rental Committee Charter; amended to appoint Gayle Cleaveland as Chairman, include 3 rental homeowners and 4 PDPOA Board of Directors as Committee members.”

There was discussion and the motion passed unanimously. (9-0-0)

As a follow-up to a previous meeting, Elizabeth Belenchia suggested that the organization move forward with the Ecofriendly Autobahn Application, that was initiated by Kiley Fusco.

New Business: There was no new business at this time.

Brian Fahey called for a motion to adjourn the meeting. Elizabeth Belenchia made the motion, and it was seconded by Doug Luba. The motion passed unanimously. (9-0-0)

Adjournment: 3:57 p.m.

The meeting was followed by member comments.