

**Palmetto Hall Plantation Owners' Association**  
**Board of Directors Meeting Minutes**  
**November 20, 2009 – 7:30 a.m.**  
**Palmetto Hall Plantation POA Office**

**Call to Order**

Art Loeben, President, called the meeting to order at 7:30 a.m. at the Palmetto Hall Plantation POA office. Other BOD Members present were Bob Richardson, Vice President; Joe Bogacz, Treasurer; Rick Smith, Secretary; Tom Renshaw, Ron Smetek and Scott Slawson, Members-at-Large. Marion Gorczynski, Association Manager, was present.

**Approval of Minutes**

Rick presented the October minutes for approval. Tom Renshaw moved the minutes be approved; Joe Bogacz seconded the motion; and the minutes were unanimously approved.

**Old Business**

(The normal order of the agenda was changed due to member's schedule)

*Airport Issues/Tree Cutting* – Members of the BOD and many owners in Palmetto Hall attended the meeting at the Hilton Head Town Hall regarding the LMO for cutting/trimming trees in areas impacting the airport, which directly affected Palmetto Hall. The Town of Hilton Head decided to back off their original Plan to a revised position. The County currently has, and will continue to have, the right to cut tree on the airport property. Outside the airport property they must receive permission from the owners or have the property condemned. If cutting is done, there will be mitigation by the County. Ron said he has not received any definitive answer for Rules and Regulations on tree trimming/cutting from the FAA (or airport???). The airport is discussing an electronic approach to the airport versus the current visual approach and for that a 34' path is needed.

*Town Hall Meeting* – Bob reported the meeting was upbeat; there were no argumentative comments; Ron and Tom did a great job on the transfer fee presentation. He suggested that the BOD used the survey to set their goals for 2010 and Marion suggested that it would be a good idea for the committees to do that also. The BOD agreed/

*Fish Haul Gate* – Tom Renshaw presented the reasons why Palmetto Hall should ask for an easement from Greenwood for the Fish Haul Gate. The BOD felt that Palmetto Hall would not gain anything from the easement and should not pursue it. They did, however, feel that Art should pursue meeting with Claude and Ray on the proper operation of the gate for security purposes. Art will do that.

*Personnel* – Marion presented the list of goals assigned to her for 2009 by the BOD and her progress on them. The BOD then went into Executive Session. The BOD adopted

the recommendations of the Personnel Committee made at the Executive Session. The minutes are kept separately.

### **Associations Manager's Report**

*Cell Tower* - Marion reported that the cell phone tower company had contacted her asking for pictures of the area behind the guard house. Art said he woke up in the middle of the night and thought of an area near the PSD pump that is about 60'x60' and might be a better location. Marion and Bob were going to follow up and report back to the BOD at the next meeting.

While on that subject Marion reported that the POA had been contacted by Hargray to put in a box to provide better service to Palmetto Hall. They wanted to put the box on an island on Sabal Ct. Bob Richardson met with Hargray and presented pictures of the box, which is large and inappropriate for the island. Marion had advised the ARB of Hargray's request and a member of the ARB lived at the location. He agreed to have the box put in his back yard. Two other member of the ARB agreed with the proposal when presented with the proposal which represented a quorum. Marion will contact the owner of the lot across the easement to make him aware of the box.

*Deer Culling* – The deer culling issue had been brought up at the Town Hall Meeting and may be brought up at the Annual Meeting. The BOD will discuss at the December meeting as the counting is effective until the end of the year.

### **Treasurers Report**

#### **REVENUE**

- As of October 30, \$7,002 in assessment income remains unpaid; however, we expect to see another \$500 remitted by year end. Outstanding sums include 4 residential properties owing about \$2,062; balances are T&S bankruptcies.
- The POA received \$1,150 in Advertising Income in October.
- Decal/Gate income is up sharply this month due to 3 current constructions plus several residential additions.
- Heritage is delinquent on its August payment of \$1,092 but has paid September. Marion is working with Claude on this issue which involved a disputed item.
- YTD Revenue includes \$15,282 in Capital Reserves Interest Income, carried in All Other.

#### **EXPENSE**

- Overall expense is \$5,007 favorable to Budget this month somewhat due to lower spending versus plan on Communications. Deer Management and Decals.
- E-302, Communications/Newsletter/Web includes postage but not printing expense. Printing expense of \$1,302 will be posted in November.
- October is the second month of the year with 3 Security payments so our spending on this is roughly \$11,000 higher than normal/

#### **RECOMMENDATIONS**

- Recommend moving \$10,000 into Capital Reserves for our 4<sup>th</sup> payment this year making a total of \$40,000 in CR contributions in 2009.
- Forecasting a year-end cash balance of \$25,000 to \$30,000 and this includes moving the \$10,000 into CR.
- If we decide to forgo deer culling this year, we may be able to move another \$5,000 into CR as the culling is targeted at a cost of \$6,000.

Joe recommended to the BOD that \$10,000 be moved into the Capital Reserve Fund. He felt that we would have enough money after this transfer to complete the end of the year payments and still have money left over for next year. Scott made a motion to do so; Rick seconded the motion, and it was unanimously approved.

### **New Business**

*Nominating Committee* – Rick reported that the Nominating Committee is prepared to count votes on December 2 and at the meeting. Marion said votes are coming in slowly.

*Time Warner Contract* - The BOD reported they would like a Deed of Easement on Condition with payments to Palmetto Hall as in the past. Marion will respond to Brian Pitts to prepare that type of agreement.

In further discussion, it was decided that *Hargray* should be offered the same type of Deed of Easement with payments to Palmetto Hall. Marion and Bob will meet with Hargray.

*Review of ARB Guidelines* – Art has the Guidelines to review. Marion requested that he return them to her in time so she can have on the web site before the annual meeting.

*Annual Meeting Discussion* – Various topics that might come up at the meeting were discussed and prepared for.

### **Committee Liaison Reports**

*Maintenace* – Bob reported that Dave has resigned and he is looking for a new Chair for the Maintenance Committee. It is not an easy task and Dave agree to stay on until someone is found.

*Environmental* – The lagoons are in better shape than they have been in a long time. There is a new person for the Lake Dr. and he is doing a good job. Art will send a letter thanking him and Claude for their good work in this area.

*Covenants* – Rich Penwell has agreed to Chair the Committee for 2010 and Tom Renshaw will serve as an additional member.

*Advisory* – Nothing significant to report. There will not be a meeting in December.

*Security* – Marion reported she had discussed with John if he would stay on as Chair. He said he would contact his Committee to see if someone else would take the position but if not, he would stay on.

**Adjournment**

There being no further business, the meeting was adjourned at 10:15 AM. The next scheduled meeting of the BOD is Friday, December 17, at 7:30 a.m. The Annual Meeting will take place on Thursday, December 3 at 7:00 p.m.

Respectfully submitted,

Rick Smith, Secretary