

Palmetto Hall Plantation Owners' Association
Board of Directors Meeting Minutes
November 19, 2010 – 7:30 a.m.
Palmetto Hall Plantation POA Office

Call to Order

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

Approval of Minutes

Bob R. asked for approval of the October minutes. Ron moved the minutes be approved as amended; Mike seconded the motion; and the minutes were unanimously approved.

Treasurers Report

REVENUE

- Residential Assessment income (I-101) continues to trickle in. For the month we received \$1,300 which is \$2,700 under budget but we are still \$2,773 favorable YTD.
- Decal Sales (I-103) at \$180 were \$120 unfavorable for the month and \$433 unfavorable YTD.
- Gate Receipts (I-103.1) continue to be strong for 10 consecutive months. YTD we are \$20,052 over budget and this is indicative of increasing deliveries and strong commercial activity by our owners.
- Heritage is current on September's expense reimbursement of \$1,107. This billing was for normal shared expenses and there were no extraordinary or contested items.
- All Other Year-to-Date Actual at \$90,614 includes \$11,564 in Capital Reserve Interest plus \$50,375 in Heritage Assessment Income and Maintenance Reimbursement.

EXPENSE

- Repairs and Maintenance Gates (E-102) at \$1,025 for the month is \$845 over budget for the month due to front gate repairs.
- Meeting Expense (E-308) was \$1,307 for the month and \$807 over budget due to the extra expense for the rescheduled Town Hall Meeting.
- Deer Management (E-311) expense was \$1,170 for the month and \$1,170 over budget for 2 Spotlight Surveys. Year-to-Date expense is \$6,642 and \$1,742 above our YTD plan. The next Deer Culling will take place in November at an estimated cost of \$7,500 and this will be an unbudgeted expense.
- Legal & Professional (E-602) was \$660 for the month and \$660 over budget due to reviews of the Hargray Lease and Securitas contract.

COMMENTS

- I recommend that in November we make another \$20,000 contribution to our Capital Reserve Account. This is in addition to the \$60,000 already contributed,

for a total of \$80,000 in 2010 contributions. We will revisit our accounts again in December to consider a possible additional contribution or a higher carryover balance for 2011.

Joe made a motion to move \$20,000 (for a total of \$80,000 in 2010) to the Capital Reserve account. Ron seconded the motion. The motion passed.

There was discussion on a letter BOD members had received from an owner regarding the budget. The issues were discussed by the BOD and Joe will discuss with the owner.

Cameras at the gate were one of the items that were included in the letter so Bob Gentzler, Mike Danoff, and Ron Smetek reported on the proposed cameras from a meeting with Securitas that they had attended. It was decided that the camera that had been damaged should be replaced.

Association Managers Report

Marion reviewed the 2010 Assessment Report and the Cost Savings Report.

New Business

Communication Committee Report – Brad Tufts, Chair, joined the meeting to discuss issues regarding the items list on the marquee. There was concern over one issue because it was feared that it impacted the vote at the Special Meeting. Brad will continue to monitor items that are put on the marquee.

Executive Session – The BOD went into Executive Session.

Old Business

Airport Issues – Ron reported that letters have been sent to the FAA, SC Aeronautics Dept., and to Senator DeMint. Ron felt a Committee should be set up for 2011 to create Due Diligence on the airport project. Bob Gentzler said he is going forward with a challenge of the Noise Study, done by the Town of HH, that he claims is inadequate.

Stormwater Drainage Contract – Bob Gentzler reported he is still hoping to get the contract completed in the coming months. The needed contracts are the responsibility of the Town legal counsel. Installation of a sump pump on Ft. Howell where flooding occurred during the recent flash flood was discussed, but the cost was estimated to be at least \$30,000. Bob recommended that renting a pump quickly after a heavy rain was more feasible. To accomplish this and other procedural improvement the Environment Committee will update the written procedure that includes lowering of lagoons during heavy rains.

Special Meeting – Although the vote to decrease the percentage needed to amend the Covenants did not pass, the BOD felt the meeting was important because of the mayoral candidates discussion and the security presentation.

Committee Liaison Officers

Finance – no further report

Nominating – Candidates have been presented. However, further nominations may be made from the floor at the Annual Meeting.

Environmental – Duckweed problems have flared up in a few lagoons due to the unseasonal weather and are being treated.

Art informed everyone there is an eagles' nest near the back of the #2 green in a pine tree.

ARB – There is a new submittal for a house on Madison.

Communications – Brad reported earlier.

Maintenance – Bumps and humps in the Plantation paving are being addressed by the Committee. Bob is still trying to find a way to insure Volunteers for work on Heritage property.

Security – A letter of thanks should be prepared for the presenters at the meeting. Mike will prepare.

Adjournment

There being no further business, the meeting was adjourned at 10:25 AM. The next scheduled meeting of the BOD is Friday, December 17, at 7:30 a.m. The current BOD will finish any outstanding items and the new BOD will elect new officers.

Respectfully submitted,

Marion Gorczynski
Community Association Manager