

Palmetto Hall Plantation Owners' Association
Board of Directors Meeting Minutes
January 22, 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; Mike Danoff, and Scott Slawson, Members-at-Large. Marion Gorczynski, Association Manager, was present. Art Loeben and Mark Anderson were absent.

Airport Issues – Mr. Chet Williams, an attorney who represents a number of groups on airport issues, spent an hour discussing the avigation easement that the BOD has been requested to sign for the Plantation. Information regarding the rights of the POA regarding the airport was also discussed. The Planning Commission has a meeting scheduled for February 3 at 9:00 to discuss continuing issues with the currently proposed Land Management Ordinance Amendment. Ron Smetek asked that a Blast be sent urging owners to attend and the information be put on the marquee.

Approval of Minutes

Marion presented the December minutes for approval. Ron Smetek moved the minutes be approved as amended; Bob Richardson seconded the motion; and the minutes were unanimously approved.

The Annual Meeting Minutes were presented for comments by the BOD. The actual approval will take place at the Annual Meeting in 2010. Bob requested that the BOD spend some time reviewing the minutes as Joe said he had changes he would like to make.

Treasurers Report

REVENUE

- Collected on 4 outstanding Annual Assessments. There is one 2009 Annual Assessment, that does not have a lien placed on it, that is still outstanding. The owner has been in touch with the office and has worked out a payment plan.
- Gate Receipts were \$4,065 over budget due to 2 houses under construction.
- Advertising income was \$455 over budget.
- Heritage is current on all accounts; but, will remain 1 month in arrears.
- December saw \$8,001 in Capital Reserves income, reflected in “all other income”.

EXPENSE

- Grounds Maintenance is \$8,088 over budget due to paying two months, November and December, Ocean Woods invoices. Starting **in** 2010, Ocean Woods will be billing once a month.

- Utilities were \$814 below budget.
- ARB Expense is \$777 over budget due to vendors billing us at year end.
- We paid for the deer count this month that was budgeted for November, making Deer Management \$1,183 over budget.
- Legal Re-billable was \$875 over budget due to lien/legal filings.

Joe said the goal of transferring \$40,000 to Capital Reserves in 2009 was accomplished.

Discussion took place on the Accrual system versus the Cash Basis system of accounting, reconfirming that we will continue with the Cash basis approach.

Joe made a motion that we hire Cherry, Baekert, & Holland to do the review for the Plantation and to prepare the taxes. A letter from CBH stated they would do that work for the same amount as last year, \$5600. Mike Danoff seconded the motion which was unanimously approved.

Association Managers Report

Cell Tower – Marion reported Jay Sanders of Tower Communications advised her that the height of the proposed tower had been lowered to 120 ft. They will do photo simulations to show what they are proposing if we wish. The BOD felt this should be continued as an open issue until we see what it proposed, but clearly indicated that a cell tower location in the immediate vicinity of the guardhouse was not aesthetically acceptable.

Deer Report – The deer culling was done the past week-end. Twenty five deer were removed at a cost of approximately \$5500 cost.

Click to Open Gate – A letter was sent to the Town of HH Fire Dept that the POA would agree to go forward with the process for the “Click to Open” gate near Tucker Ridge.

Next of Kin Report – Marion advised she had sent an e-mail requesting the information, along with updated information for the directory. The information will be compiled for use by the office and security.

Assessments – Discussion took place regarding the number of bankruptcy foreclosures, foreclosures, liens, and late payments.

Old Business

Airport Issues – Discussed at beginning of meeting with Mr. Chet Williams.

Time Warner/Hargray Contracts – Brian Pitts, POA attorney is pursuing signing of these contracts. Hargray is near completion but being held up due to their legal staff. Time Warner has some issues that are being discussed.

Insurance – Marion, Joe, Bob, and Art met with a representative from Coastal Plains to reevaluate PH insurance. After review, the policies were revised and are now in compliance with the Covenants. The Fidelity Bond coverage amount was increased from \$100,000 to \$1,000,000 and the Umbrella Liability coverage was reduced from \$15m to \$5m.

Motorcycle Update - A meeting was held at Dr. Bell's home on this issue in January. Mark Anderson attended the meeting for information purposes. Joe suggested that the recently sent letter to Dr. Bell indicating that Motorcycles use within the Plantation is not permitted and will be the standing policy on this issue.

Executive session -: The BOD met in executive session to discuss and finalize the 2010 performance goals for the Association Manager.

New Business

April Town Hall Meeting – An April Town Hall Meeting is proposed along with a vigorous telephone campaign to urge members to vote for the transfer fee. Dates will be scheduled at the February meeting.

BOD Goals and Vision Statement – Bob asked Marion to see if she could get copies of vision statements from other Plantations. Discussion will take place on these issues next month.

Report of Committee Liaison Officers –

- ARB – There were no submissions in January
- Maintenance – Committee met to discuss goals for the year.
- Environmental – John Somers joined the Committee and will specialize in the deer control area. He attended the culling and was impressed with the professionalism of the operation. The Committee is still working with the Town on the Stormwater Drainage Plan
- Finance – Tony Schopp has left the Committee. Diane Sala will replace him.
- Communications – Scott had discussed plans with Brad Tufts, Chair, and a meeting will be set up soon.

Adjournment

There being no further business, the meeting was adjourned at 11:00 AM. The next scheduled meeting of the BOD is Friday, February 19, at 7:30 a.m.

Respectfully submitted,

Marion Gorczynski
Association Manager