

Palmetto Hall Plantation Owners' Association
2011 Board of Directors Meeting Minutes
October 14, 2011 – 7:30 a.m.
Palmetto Hall Plantation POA Office

Call to Order

Scott Slawson, 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; Mike Danoff, David Henson, and Tom Renshaw, Members-at-Large. Marion Gorczynski, Association Manager, was present.

Approval of Minutes

Scott asked for approval of the 2011 BOD September Meeting minutes. David moved the minutes be approved; Ron seconded the motion; and the minutes were unanimously approved.

Plan for Our Future (Financially)

September is another good month with Revenues slightly above budget and Expenses nicely beneath plan, for both the month and YTD results.

REVENUE

- We received Residential Assessment Income (I-101) of \$2,279 for the month; and this is \$879 favorable. YTD, we received \$604,016, slightly over the annual budget amount of \$601,650.
- Decal Sales (I-103) at \$770 were (\$230) unfavorable for the month, and (\$860) unfavorable for the year.
- Gate Receipts (I-103.1) at \$4,330 are \$330 favorable for the month and \$6,036 favorable for the year. On a combined basis - Decal Sales + Gate Receipts - these 2 accounts are about \$5,000 ahead of budget.
- In September we did not receive a payment for Heritage's July reimbursement billing (I-202) of \$1,531. We did not receive August's reimbursement of \$1,021.89, due September 30. Time for concern. The BOD recommended that the Treasurer monitor Heritage's payments to the POA.
- All Other at \$7,164 includes; Capital Reserve Interest Income (I-103.1) of \$566; Road Impact Fee (I-107) of \$200; Interest Income - Other (I-103.2) of \$168; and, Late Charges (I-302) of \$130. As a matter of note, Late Charges have yielded \$1,983 YTD.

EXPENSE

- Repairs and Maintenance Gatehouse (E-103) for September was \$1,729 for painting and is (\$1,479) unfavorable for the month. YTD expenses are \$1,837 but favorable \$413.
- Grounds Maintenance Total (E-108) was \$2,875 favorable for September and this is simply under spending on budgeted items for Mailbox Maintenance and Airport Screening.
- Security Total (E-400) is right on target.
- Association Management Total (E-500) is \$1,545 favorable; primarily less spending on postage and personnel.
- All Other:

- Plantation utilities (E-200) at \$1,966
- POA Social (E-308.1) at \$1,524
- Heritage Shared Maintenance (E-109) at \$1,159
- New Owner Package (E-301) at \$257 is for printing.

COMMENTS

- The 3rd installment of \$20,000 for Capital Reserves Transfers was done in September.

RECOMMENDATION - There was a motion to move the final \$20,000 into Capital Reserves for a YTD contribution of \$80,000 by Joe. David seconded the motion which was approved unanimously. In December we will make a determination if additional transfers can be made.

COMMUNITY ENHANCEMENT FEE DISCUSSION – Discussion took place regarding the options that will be presented in the owner package regarding the CEF and the budget. All viewpoints were openly shared. The BOD tabled the discussion until after the Roads Workshop discussion with other plantations which is scheduled for Tuesday, October 18.

BUDGET PRESENTATION – Rich Miller, Chairman of the Finance Committee, presented the budget. David questioned some of the amounts in the Maintenance Committee budget. Adjustments were made to the budget. The budget was approved, as amended, by the BOD.

ASSESSMENT REPORT – Marion reported that the owners on the payment plan were paying regularly although the amounts were not high. Most should be paid by the end of the year.

IMPROVE COMMUNITY APPEARANCE AND PLAN FOR INFRASTRUCTURE REPLACEMENT

FLAG COMMITTEE REPORT – David said that the flag committee had met and determined a spot at the end of the marquee island where there is currently a light post as appropriate for the American flag. He submitted pictures. Ron made a motion to approve adding a flag to the plantation. David seconded the motion and it was approved unanimously. The next step is ARB approval.

ROADS ROUNDTABLE – The meeting is set for Tuesday, October 18. There are participants from HH Plantation, Indigo Run, Sea Pines, and Port Royal who will share information on their experiences regarding repaving with Palmetto Hall.

COMMUNITY CLEAN UP – Saturday, October 15, is the clean up day and debris will be picked up by Ocean Woods on Monday, October 17.

COMMUNITY LANDSCAPING – A meeting is planned for Wednesday, October 18, to discuss landscaping issues with Ocean Woods. David, Jeff, Dave Pierce, and Marion will meet with Rick McDevitt. The BOD questioned why small interim plantings were put in at the front entrance. David said they had reverted to the original contract terms as they were not given further instruction. Marion said they should have contacted the POA before they made that

decision after discussions in the spring regarding the front entrance. They are close to planting for the fall and David made a motion to add \$2000 to the contract specifications for enhanced entrance plantings. Bob seconded the motion and it passed unanimously.

IMPROVE COMMUNICATIONS AND DEVELOP COMMUNITY SPIRIT

Fall Newsletter Information – The newsletter will be mailed and delivered the first week in November, Marion said and advertising is going well.

Website Enhancement – Marion said the Staff has gone over the web site page by page and updated all information. With new BOD members and committee heads for 2012, there will be a major update needed in January.

Bike Ride to the Fort – The bike ride is scheduled for Sunday, October 16, from the Club to the Fort.

Realtor Brochure Information– Marion said she spoke to Brad and he had discussed with Ken Oliver. Bob agreed to discuss with Brad and get a update report for the November meeting.

TOWN/COUNTY ISSUES/GOVERNANCE

Airport Status

Ron and Bob discussed recent Airport events. The tree on Airport property have been clear-cut. The community compromise is still being pursued.

Stormwater Drainage

The Agreement with the Town is still expected by year end.

COMMUNITY RELATIONSHIP WITH HERITAGE/CNL

Irrigation on Club Property on Ft. Howell – David moved the PHPOA should spend \$5600 for Ocean Woods to irrigation work and grass replacement on Ft. Howell from the Club House to the Szen residence. Scott seconded the motion and it was unanimously approved.

Contact with CNL - Mike and Ron will both continue to discuss Heritage issues with Claude, Ray Deznowski, and CNL as needed. This will be discussed again at the November meeting.

COMMITTEE LIAISON REPORTS

Nominating – Ron reported there are six good candidates for election for three positions on the BOD.

Security – Mike discussed a speed hump at the entrance, progress on cameras on the gates, and purchase of an analog scanner.

ARB – Ron announced the ARB has just about completed revisions to the Guidelines. They will be included in the November BOD package.

There was one new home submitted in October.

Environmental – A deer survey has been completed but we have not received the results.

The Lake Doctor has reduced an algae problem in the lagoons and the condition is now acceptable.

Covenants – Violations were presented by Rich Penwell to the BOD. The BOD approved appropriate action on each property.

There being no further business, the meeting was adjourned at 11:15 a.m. The next scheduled meeting of the 2011 BOD will be held on Friday, November 18 at 7:30 a.m. in the BOD Meeting Room at the POA office.

Respectfully submitted,
Marion Gorczynski, Community Association Manager
Bob Gentzler -Secretary

2011 Board of Directors Special Meeting Minutes
October 18, 2011 – 7:30 p.m.
Palmetto Hall Plantation POA Office

All BOD members were present.

The meeting was called to vote on the proposal to add a 0.25% Real Estate Transfer Fee (intended for Community Enhancement - Capital Reserves) to all future Palmetto Hall Plantation Real Estate transactions. After round the table comments from all BOD members, a vote was taken. The motion to adopt this fee failed by a vote of 5 against and 2 in favor. Subsequently, the BOD approved the 2012 Budget adjusted for this decision.

