

Palmetto Hall Plantation Owners' Association
Board of Directors Meeting Minutes
October 16, 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 Joe Bogacz, Treasurer; Rick Smith, Secretary; Tom Renshaw, Ron Smetek and Scott Slawson, Members-at-Large. Marion Gorczynski, Association Manager, was present. Bob Richardson, Vice President was absent

Approval of Minutes

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

Association Managers Report

Survey - Marion said the survey results were in the Board package and the BOD said they had reviewed them. Art stated that important community information was reported in the survey which showed that most people were satisfied with Palmetto Hall. Tom Renshaw said he felt it was a very good survey, and that a number of timely issues were reported on. He felt it showed that the Plantation was well run by both the BOD and the Office Management staff. The results of the survey will be presented at the Town Hall Meeting on October 23. After that it will be posted on the web site and copies will be available in the office.

Update on Cell Tower – A contract for the tower was in the BOD package but Art requested the issue not be discussed until there were drawings or a schematic on how the tower would be designed for the Plantation. Marion will follow up with the company

Deer Culling Report – The report recommended that Palmetto Hall could possibly remove plus or minus ten deer. Marion reported that Hilton Head Plantation would cull 25 deer this year for the first time, Indigo Run was removing 20 deer, and Port Royal was investigating a deer cull. Because the deer cross between Hilton Head Plantation and Palmetto Hall, it was decided at this time not to do a cull. The count is effective until the end of 2009 and the BOD decided to leave this issue open for further review if needed.

Treasurers Report

REVENUE

- As of Sept 30, \$8,279 in assessment income remains unpaid; however, we expect to see another \$2,000 remitted by year end. Outstanding sums include 7 residential properties owing about \$2,500; balances are T&S bankruptcies.

- Decal/Gate income is up sharply this month due to 2 constructions plus several residential additions.
- Heritage is current on all accounts.
- YTD Revenue includes \$14,195 in Capital Reserves Interest Income, carried in all other.

EXPENSE

- Overall expense is unfavorable this month primarily due to a \$4,410 bill for Guard House grinder pump carried on E-103, Repairs and Maintenance Gate House.
- E-502, Office Expense includes picnic expenses, roughly \$1,800.

RECOMMENDATION

- Stay the course; we're on track for a positive year end finish. Capital Reserves are now above \$800,000.

Old Business

Community Picnic Review - All agreed that the picnic was an overwhelming success and should be repeated next year. There were positive public relations for the BOD and good communication with owners. Furthermore, Ron reported that in discussions at the Advisory Committee, an expanded Happy Hour was discussed which was a secondary effect of the picnic.

Tom Renshaw also commented that the Rally for the Cure event was another positive event for the Committee and Patty Zensinger and her committee should receive congratulations for that.

Airport Issues/Avigation Agreement – Art commented on the letter from the attorneys regarding the trimming/cutting of trees and that he had responded with a letter stating that Palmetto Hall wants input on trimming and cutting within the Plantation. He did say, however, that there is the possible they could condemn the trees. Scott advised that he had heard in a meeting that 600 trees would be removed from Palmetto Hall along with restrictions on cutting trees on Beach City Road. Art felt the airport could extend the runway 500 feet without removal of the church. The BOD questioned CNL/Heritage's response to tree trimming on the golf course. Art said he would send a letter to CNL/Heritage on that subject.

Town Hall Meeting – October 23, 2009 – The main issue of the meeting should be how are the roads to be paid for. Art advised Ron and Tom that the BOD needed to determine at the current meeting whether to ask for a transfer fee because the lawyer had to prepare the information for the Owners Package. Marion will try to set up meeting on Monday or Tuesday with Brian Pitts, attorney, Ron Smetek, and Art Loeben to finalize portions of the package.

The agenda for the meeting was approved.

New Business

Nominating Committee – Rick reported he has three candidates for the two open positions on the BOD, with a fourth whom he is waiting for a response from. He will get the resumes to Marion in time for the BOD package preparation.

Review of ARB Guidelines – 2010 – Art asked everyone to review and send Marion any comments before Monday if possible. He is going to meet with the ARB Committee, Marion, and Ron Smetek with some items he found that he would like to discuss. When the guidelines are finalized they will be posted on the web site, distributed to contractors and copies will be available in the office. Owners will be advised in the mailing that there are changes.

Review of Information for Annual Meeting Package – Marion will arrange a meeting to discuss with Brian Pitts.

Art asked the BOD if they felt there were sufficient meetings with the community. After discussion and reviewing the survey, the BOD decided to schedule a spring meeting.

Report of Committee Liaison Officers

Finance – Patty Zensinger resigned. Two new members have been added – Kathy Labonte and Kevin Lee. December will present renewal of a number of CDs and the Committee will be shopping for good rates.

Covenants - The Board voted unanimously to remove the Committee Chair from the Covenants Committee. Rick Smith will assume Chair for the remainder of 2009.

Advisory – Ron reported earlier on expanded Happy Hour. Discussion was held regarding the POA cooperating with Heritage on cost/provisions.

ARB – Work was done at 15 Ellis that was not approved. ARB is requesting BOD ask them for submittal fee and a fine of \$50. BOD approved request.

Personnel – Scott requested an Executive Session be put on the agenda for the November meeting.

Gated Community Meeting – Rick attended the meeting. Tom Davis did a presentation regarding the Wind & Hail insurance, repeal of Bill 338, and revision of SB 30.

Adjournment

There being no further business, the meeting was adjourned at 10:15 AM. The next scheduled meeting of the BOD is Friday, November 20, at 7:30 a.m. A Town Hall meeting will take place on Friday, October 23, 2009 at 7:00 p.m.

Respectfully submitted,

Rick Smith, Secretary