

Palmetto Hall Plantation Owners' Association
Board of Directors Meeting Minutes
9:00 a.m. – January 8, 2007
Palmetto Hall Plantation POA Office

Call to Order

Fred McNamee, President, called the meeting to order at 9:00 a.m. at the Palmetto Hall Plantation POA office. Other Board Members present were June Somers, Vice President; David Henson, Secretary; Tom Renshaw and Terry Ennis, Members at Large; and Marion Gorczynski, Association Manager. Steve Kiritsy, Treasurer; joined the meeting at 11:00 a.m., Tom Black was absent.

Minutes

The December 6, 2006 Annual Meeting Minutes will be revised and e-mailed to the BOD for approval.

The December 19, 2006 Meeting Minutes will be revised and e-mailed to the BOD for approval.

Old Business

Fred stated a resolution was needed for authority for the new President, Fred McNamee, and the new Treasurer, Steve Kiritsy, to sign checks and other financial transactions at all banks. June made a motion for the resolution. It was seconded by Tom Renshaw and passed unanimously.

Review of Top 5 Goals for the 2006 BOD

The Board conducted a review of its top five goals of 2006. The review found:

- 1) *Pedestrian Walking Paths*. Complete. Terry stated a stage gate process #1 survey was taken to see if owners wanted to proceed with the paths. A majority of owners was not in favor of proceeding and the Board adopted a motion in September 2006 not to proceed on this subject in the immediate foreseeable future.
- 2) *BOD/GDC Relationship – Regularize/Develop Better Interactions*. Terry reported the BOD and Greenwood Development Corporation (GDC) developed good relationships during the club sale due diligence process. There are some remaining issues with GDC that require observation but are not a problem for the POA.

With the Club sale to Heritage, a clear understanding of the transition issues, negotiable items and PHPOA/Heritage chargeback guidelines were developed, approved and signed between members of the BOD and Ray Dznowski, Operations Manager for Heritage. The PHPOA/Heritage business relationship was developed along firm guidelines. Terry stated there are issues that owners call about which are non POA related. These include meal quality, F&B minimum, service of meals, and other F&B items. Terry felt that these are issues where POA “influence” may be used but they are not negotiable items since they are non POA business related.

- 3) *Covenants – Clean up /Remove Old Language/Make More User Friendly.* Nothing was done.
- 4) *Long Range Planning – Develop Clear Five Year View/Adequacy of Reserves to Meet Demand.* Two Board members reviewed the reserves and determined that reserves were not adequate. The status of the Long Range Planning Committee was changed to remove it as a standing committee and make it a direct function of the Board. The current long range plan was found to be inadequate and no further action was taken during 2006 to update it.
- 5) *Drainage Issues.* Completed. Terry reported the BOD now has a complete and clear picture of the lagoon system and drainage issues. Flow/level tests were successfully completed though both testing and mitigation work are on-going activities. PSD is significantly involved with wetlands (as maintainer of the wetland system).

In-Sourcing of the Accounting Function

Marion reported that this activity is going very well. The office can now do the complete accounting function and staff is currently processing the assessment checks received. Data Group (DGI) is now completed except for 1) end of year closeout and 2) audit. We still need to get authorization for the new Treasurer (and President) to sign checks and other financial transactions ASAP.

Marion reported that transfers of property and the “right of first refusal waiver” was now handled in the office and sent to the attorneys. In the past it had been out-sourced to a paralegal by Data Group. Marion is a paralegal and a notary so it can be handled in-house. Discussion regarding the necessity of the “right of first refusal waiver” took place. Fred stated he thought this was a document used by developers. Marion stated, from her past legal experience, that most plantations still must sign the document when property is transferred. The BOD felt this is an item in the covenants that should be reviewed.

Appeal of ARB Decision/Roof Return Presentation on the Anderson Home on Fort Howell by H2 Builders

Bob Zinn and Jason Prouse of H2 Builders joined the meeting, as scheduled, for a hearing regarding the roof returns on Anderson home, which currently under construction. They were acting as agents for the property owners and advised that the original submission for the home did not show metal returns but, by mistake, metal returns were installed. H2 felt they looked better because they were consistent with the barreled dormer roof which has the same metal. They had requested approval for the change from the ARB but it was disapproved. The owner again requested approval and submitted similar examples in PH. It was again disapproved by the ARB. The owners are asking the BOD to overturn the ARB’s decision and to allow them to leave the roof returns as they are because they feel it is a better “look” for the house. Messers. Zinn and Prouse then left the room after their presentation.

Fred asked for a sense of how the BOD felt on this issue and received mixed results, including a sense that the hearing process should be refined. It was agreed that) 1) Board members would visit/revisit the job site and 2) David will discuss the issue with the ARB at their next meeting on January 15, 2007, to obtain their rationale for the decision. He will advise the BOD of the outcome at the next meeting or by e-mail. The Anderson's are due a response ASAP.

Palmetto Hall POA/Palmetto Hall Club Relationship

This item was partially discussed earlier in the minutes. Terry reiterated that there are areas of legitimate business where the POA negotiates with the Club, and other areas where the POA may influence the Club. Tom R. stated that the Club is clearly oriented toward golf and that the Club is the social core of the Plantation. He felt there is more to a Golf Club than the golf course. David stated that Club issues permeate every meeting and member complaints continue to be made to Board members. From discussion, it was generally agreed that this item should be on the list of 2007 Goals/Objectives.

Scheduling of 2007 Meeting Dates

After discussion it was decided that BOD meetings should be held the third Thursday of each month at 1:00 p.m. The annual meeting will be held December 6, 2007.

Assignment of Liaisons

Following are the liaison assignments decided upon by the BOD:

Advisory, Communications – June Somers

ARB – David Henson

Environmental (Stormwater), Nominating – Terry Ennis

Finance – Steve Kiritsy

Security – Tom Renshaw

Maintenance – Fred McNamee

Covenants – Tom Black

Hurricane – Tom Renshaw, David Henson (Chair)

Personnel – Terry Ennis (Chair), Fred McNamee, David Henson

Set Goals for 2007

The BOD agreed the 2005 Mission Statement continues to be appropriate for 2007.

Following are the goals set by the 2007 BOD:

- Relationships between BOD and Club Management
- Clean Up Covenants
- Long Range Plan/Financial adequacy – Business Resource Plan
- Professional Management
- Communications – Blast, Web Site, Marquee
- Airport – Positions re noise boundary, expansion, etc. as necessary

Committee Exception Reports

Board members are to check with their respective committees and notify June and Marion of any committee chair changes for 2007, so the information can be posted on the PHPOA website.

The following was reported for specific committees:

Security – Steve reported a domestic dispute incident and a children’s graffiti incident.

ARB – David had nothing further to report.

Communications – June reported that the E-Mail Blast for PH Property Owners is coming into being. 55% of residents’ E-Mail addresses are now available and the need to get more. June will work with the Communications committee to establish procedures for the Blast, including who sends it, format, control, approval of substance, and non-use of E-Mail addresses for any other purpose.

Advisory - Steve reported most of the recent meeting was spent discussing food and beverage issues. Heritage reported that it will be the #1 priority for the Club next year IF the budget is approved.

Environmental – No meeting was held. Terry reported that during a recent rain, Bob Gentzler surveyed the lagoons and found that the level controls were working well.

There being no further business, the meeting was adjourned at 1:10 p.m. The next meeting will take place at 1:00 p.m., February 15, 2007, in the PHPOA office.

David Henson
Secretary