

Palmetto Hall Plantation Owners' Association

2011 Board of Directors Meeting Minutes

November 18, 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; Bob Gentzler, Secretary; David Henson, and Tom Renshaw, Members-at-Large. Marion Gorczynski, Association Manager, was present. Joe Bogacz and Mike Danoff were absent.

Approval of Minutes

Scott asked for approval of the 2011 BOD October 14 and October 18 Meeting minutes. David moved both sets of minutes be approved as amended; Ron seconded the motion; and the minutes were unanimously approved..

Plan for Our Future (Financially)

Revenue

- We received Residential Assessment Income (I-101) of \$1,744 for the month; and this is \$444 favorable. YTD, we received \$604,760, the annual budget amount is \$601,650.
- Decal Sales (I-103) at \$160 were \$10 favorable for the month, and (\$850) unfavorable for the year.
- Gate Receipts (I-103.1) at \$3,740 are (\$260) unfavorable for the month and \$5,776 favorable for the year.
- In October we did receive a payment of \$1,031 for part of Heritage's July reimbursement billing (I-202) of \$1,531. They did not pay \$500 of the \$980 water bill. We also received Heritage's August's reimbursement of \$1,021.89.
- All Other at \$4,839 includes: Capital Reserve Interest Income (I-103.1) of \$1,985; Interest Income - Other (I-103.2) of \$69; and Late Charges (I-302) of \$149.

Expense

- Water for Irrigation (E-202) at \$2,907 is (\$1,657) unfavorable for the month, due to higher irrigation bills and higher quarterly water bills.
- Meeting Expenses (E-308) is \$1,328 for the month and (\$1,120) unfavorable, due to higher annual mailing printing costs.
- Security Total (E-400) is \$3,388 favorable YTD.
- Association Management Total (E-500) is (\$1,407) unfavorable for October; due to bills associated with the database.

Comments

- The 4th installment of \$20,000 for Capital Reserves Transfers was done in October.

Recommendation - In December we will make a determination if additional Capital Reserve transfers can be made.

Assessment Report – Marion reported that the assessments owed on the payment plan were under \$5000. Owners were still paying slowly and in small amounts. She said there will be carryovers into 2012.

IMPROVE COMMUNITY APPEARANCE AND PLAN FOR INFRASTRUCTURE REPLACEMENT

Roads Committee Report- David presented a Roads Committee Plan. He stressed that it was a preliminary plan and the committee felt the work should be staged over several years. The Committee would do RFPs and hire a Project Manager as part of the process. More detail will follow.

Community Landscaping- David said he had reviewed plans for the work on Ft Howell (mostly on club property) with Claude and has found a workable arrangement. He also discussed removal of weeds and overgrowth between the parking lot and Ft. Howell Drive with Claude. No agreement has yet been reached.

Flag for the Community – The flag has been ordered and will be installed at the inside end of the island where the marquee is currently located. Scott suggested a dedication and ceremony when it is installed.

TOWN/COUNTY ISSUES/GOVERNANCE

Airport Status – Ron reported there has been dialog with town and county officials on a community compromise proposal relating to the Master Plan. We continue to monitor work on the Landing Fees and related Airport finances the Committee. The essence of our efforts is to keep any future expansion to be limited to current Airport property and not relocate Beach City Road.

Stormwater Drainage – A new Attorney for the Town of Hilton Head has slowed progress on the drainage agreement. The previous attorney had okayed separate agreements for the POA and CNL. The current attorney is insisting it must be a single agreement. There has been no response to date from CNL.

COMMUNITY RELATIONSHIP WITH HERITAGE/CNL

Easement for Gates – Scott reported that Jeff Locker has received information from Greenwood regarding the easement. Jeff has reviewed our final easement request and sent back to Scott. Scott approved and will send to Greenwood.

Irrigation on Club Property - Work has begun on the landscaping/irrigation project along Ft. Howell near the Club. Alterations were made to the project after discussions with Claude but the project is now proceeding.

Contact with CNL – Bob Gentzler reported he will attempt to reach the CNL legal and asset manager on the stormwater agreement ..

COMMITTEE LIAISON AND ASSOCIATION MANAGER REPORTS

Nominating Committee – Ron reported that the Committee will be convening to count votes on Wednesday, Nov 30, and will be counting votes on Thursday, December 1, at the Annual Meeting.

Security Committee – Marion reported that Mike Danoff had asked her to get approval from the BOD for an encrypted scanner for the Guard House. The cost was \$400-\$500. The BOD approved the purchase of the scanner.

The BOD discussed speed and safety issues at the incoming gate. The BOD had asked the committee to look into a speed hump Tom Renshaw made a motion that a speed hump be installed at the incoming gate close to the guard house. Ron seconded the motion which was approved by a 4-1 vote.

Cameras – Two new motion sensor cameras have been purchased. The old ones were no longer working. Bob Gentzler said he along with Bob Bird of the security committee was looking into a camera for the guard house and remote cameras that could be placed at the Fish Haul gates and the ballpark and monitored in the guard house.

ARB Committee- The revised ARB Guidelines were submitted for review. The BOD noted a number of typos/grammatical errors and requested that they be corrected before approval.

Ron said that Stacey Saritelli's term was up on the ARB. He had contacted her and she would like to serve for another three years. The BOD approved her term.

Environmental – Bob said the Deer Survey Report recommended that the POA cull 35 deer from the herd. He then made a motion to go ahead with the culling. Ron seconded the motion. The vote was 3 for the culling, 2 against. The motion passed.

Covenants – Marion reported that two of the four owners who were sent violation letters by the BOD have complied and will not be fined. There has been no response from the other two. Fines will be levied on those two properties.

There being no further business, the meeting was adjourned at 11:00 a.m. The next scheduled meeting of the 2011 BOD will be held on Friday, December 16 at 7:30 a.m. in the BOD Meeting Room at the POA office.

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