

*Palmetto Hall Plantation Owners' Association*  
2011 Board of Directors Meeting Minutes  
December 16, 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; David Henson, Mike Danoff, and Tom Renshaw, Members-at-Large. Marion Gorczynski, Association Manager, was present. 2012 BOD members Donna McIntosh and Ed Tiscornia were also present. Fred McNamee, 2012 BOD member, was absent.

**Approval of Minutes**

Scott asked for approval of the November 2011 BOD Meeting minutes. Ron moved the minutes be approved; Tom seconded the motion; and the minutes were unanimously approved, as amended.

**Plan for Our Future (Financially)**

*Recommendation* – Joe recommended \$60,000 additional transfer be made from the Operating Fund to Capital Reserve. Tom seconded the motion which was passed unanimously..

*Assessment Report* – Marion reported that the assessments owed on the payment plan were under \$35,000. Owners were still paying slowly and in small amounts. She said there will be carryovers into 2012.

**2011 WRAP UP INFORMATION**

*Deer Culling* - Marion reported that a deer culling was scheduled for the nights of December 18 and 19.

*Speed Hump* – Based on the report from security that it is a safety issue, the BOD reaffirmed support for a speed hump or some type of speed control device. This position is based on a BOD policy to provide such a device if there is a safety issue. Mike said the Security Committee was still discussing the issue. Ron suggested that the Chair come to the meeting in January to do a presentation on the Committee's decision on the speed hump.

*Realtor Brochure* – Bob reported that Brad was preparing a draft but he had not received it at this time.

*Drive-By Mailbox* – Tom reported he talked to the Postmaster when he was at the Post Office. He was told they are no longer installing mailboxes unless 25 pieces of mail are deposited daily. Boxes have also been used by terrorists..

*ARB Guidelines* – Ron asked for approval of the revised Guidelines which were put in the package for review. Approval will be discussed at the next meeting.

***Airport*** – Ron and Bob Richardson attended a meeting with the Beaufort County Council regarding the funds from the FAA. It appears the proposed compromise is not getting support from both Town and County officials. We will need to monitor activities by continuing our Ad-Hoc Airport committee. It will be led by both Ron and Bob Richardson.

***Maintenance - Holiday Decorations Committee***- David asked if this committee was part of the Maintenance Committee. It was determined it had been part of the Maintenance Committee in the past - at least the funds were included in the Maintenance budget. David felt it should be a separate committee. The BOD agreed to establish a Holiday Decorations Committee.

David asked the BOD to review the proposal, included in the package, to clear out hedges and trees on Club property and discuss at the January meeting.

***Club Issues*** – Mike indicated to the BOD that there were major changes upcoming with the Club and that all members would be made aware of them in the next week or so.

***Security & Maintenance Holiday Bonuses*** – Jeff Dibiaso and Bill Schumacher both requested amounts for holiday bonuses for the maintenance staff and guards. The BOD approved the amounts requested.

***Executive Session*** – The BOD then went into Executive session to cover personnel matters.

There being no further business, the 2011 December meeting was adjourned at 9:30 a.m. The first scheduled meeting of the 2012 BOD took place immediately following the adjournment of the 2011 BOD Meeting.

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