

**Palmetto Hall Plantation Owners' Association**  
**Board of Directors Meeting Minutes**  
**1:00 p.m. – February 15, 2007**  
**Palmetto Hall Plantation POA Office**

**Call to Order**

Fred McNamee, President, called the meeting to order at 1:00 p.m. at the Palmetto Hall Plantation POA office. Other Board Members present were June Somers, Vice President; David Henson, Secretary; Steve Kiritsy, Treasurer; Tom Renshaw, Tom Black, Terry Ennis, Members at Large; and Marion Gorczynski, Association Manager.

**Minutes**

The minutes of the January 8, 2007 meeting were approved as submitted. David Henson, Secretary, also reported that the minutes of the December 6, 2006, Annual Meeting and the minutes of the December 18, 2006, BOD meeting were approved by an e-mail vote of 5-0.

**Treasurers Report**

Steve Kiritsy stated that the final report for 2006 had just been received from DGI. Rich Penwell had done a quick review of the report. Both Fred and Steve wanted to review in depth. Final numbers from DGI will be entered into Quick Books so the balances are correct.

**Old Business**

*Anderson Home* – Fred McNamee, President, stated for the record that the BOD had approved the roof returns on the home by a majority vote on e-mail. The ARB had decided not to assess a fine because of the builder's and homeowner's initiative.

*Status of Accounting Function/Personnel* - Marion reported that Linda had resigned. The personnel committee met to discuss a replacement. An ad has been placed in the Indigo Run newsletter and will be placed in the Palmetto Dunes and Palmetto Hall newsletters. In the meantime, Janet has stepped in to work with the Quick Books function and Marion has found a trainer to help with setting up the functions needed. Bills and payroll are being handled expeditiously.

*Update on Time Warner Cable (TWC)* – Fred reported that Brian Pitts, attorney, had requested him to return a call to an individual at Time Warner to try to solve the problems regarding TWC's (formerly Adelphia) exclusivity for delivery of TV cable services in Palmetto Hall, and the pending lawsuit. A draft proposal was presented to Fred which he shared with the BOD. Terry stated he felt they were attempting to go from one exclusivity contract to another exclusivity contract with the proposal. Fred stated the covenants would have to be changed. Fred had asked Brian to review the proposal and to see if there is a viable counter proposal. After significant discussion, David made a motion to reject the outline of the draft proposal from TWC and to inform our attorney the BOD is not inclined to follow their recommendation/proposal. Terry seconded the motion and it was unanimously approved. It was decided to let the lawsuit run its course.

*Mileage as a Contractor vs. Employee* – Discussion took place regarding the payment of mileage for a Palmetto Hall contractor vs. a Palmetto Hall employee, which led to further discussion of the appropriateness of contractor vs. employee status. It was generally agreed that a PHPOA policy needs to be developed on this issue, including the appropriateness of related expenses, by the Personnel committee. In addition, David said he would discuss the position with the immediately affected individual that had raised the initial question and report back to the BOD.

### **New Business**

Fred advised the BOD that Chief Feldstedt of the HH Fire Department had requested a meeting with him and Ed Batten, a member of the Ft. Howell Land Trust. At the meeting Chief Feldstedt proposed that the HH Fire Department will pay for the construction, maintenance and electric costs for gates at the Fort Howell entrance and the entrance from Ft. Howell to the ball field on the Plantation. They will be “click to open” gates (like those at the gate house entrance) for emergency vehicles. This will provide quicker access for emergency vehicles to the Tucker Ridge/Cherry Hill area. There would be no cost to Palmetto Hall except the Fire Department is requesting Palmetto Hall to maintain areas around the gates free of vegetation and to have a security guard open the gate from Beach City to Fort Howell each morning and close each evening. A different type of clicker will be provided to them and to the office for this purpose. Mr. Batten was in attendance because the Ft. Howell Land Trust has ownership of the Ft. Howell historic site. The BOD was generally satisfied with this approach and the Fire Department lawyers are drafting an agreement.

### **Committee Exception Reports**

*Maintenance* – Fred reported a meeting will take place Tuesday, February 20

*Finance* – Nothing new to report except final numbers have now been received from DGI.

*ARB* – A letter was received from a builder’s attorney regarding ARB disapproval of conceptual plans submitted for construction of a home on a particular lot. The ARB reviewed the plans again and then sent the attorney’s letter to Brian Pitts for response. The letter was sent and there has been no further communication from the builder’s attorney.

The ARB is developing proposed changes in the ARB Guidelines, which will be presented at the next meeting. On change will require an Inspections Deposit to ensure all inspections take place. Guideline changes are also being prepared regarding exterior repairs and maintenance to completed homes.

Tom Renshaw asked if the ARB or BOD can do anything about the blue streak pool. Terry stated that this issue had been brought up before and settled. Steve stated the grasses were getting higher and hiding it but they have now been cut back. Tom Black asked if the view from the golf course is unacceptable to Heritage, could Heritage request

a homeowner to change it. June will raise this question with Heritage through the Advisory Council.

*Environmental* – Terry reported that PSD are accountable for the maintenance of the wetlands (based on the transition). They are currently installing motorized valves to control the flow of water into the wetlands, especially during heavy rains. The quality of the water is being measured. The bubbler in the owners' lagoon does not seem to make a significant difference with regard to dissolved oxygen versus other lagoons. The Environmental Committee will be sending a letter to the owner who has been putting decoys in the lagoons as they could be detrimental to drainage. The lagoons have been treated from the bank in the past but currently will be treated from the bank and from a boat for weed control. Bird houses have also been installed.

*Advisory* – June reported that the Advisory Council minutes are now being posted on the PHPOA web site. She also reported that last year the focus for Heritage was the golf course. This year it is on food & beverage. The Club has asked what they can do to please the majority of owners and Advisory Council members are surveying others about changes they would like to see.

June, David, and Tom B. reported that a group of members are concerned with the overall relationship and feel that communications and relationships would be improved by a change in how Advisory Council members are appointed. They have asked the BOD to raise this question with Heritage. Fred and Terry suggested discussing this with Ray at the next meeting.

*Security* – Tom R. reported there had been a Security Committee meeting but he had been out of town. Marion had attended the meeting and stated there was some discussion on parking but no changes were recommended.

*Covenants* – Dick Dusa joined the meeting for a review of a particular homeowner's yard after a drive-by from all members of the Covenants Committee and, subsequently, members of the BOD. It was decided that there are three issues that need to be addressed and that otherwise that particular yard is no more unsightly than some others in the plantation. Marion will send a letter to the affected homeowner and the complaining party regarding the decision by the BOD.

Dick also presented the Covenant Committee's position on holiday decorations with a recommendation that it be included in the PHPOA directory. Dick then left the meeting.

*Communications* – June distributed the Communications Committee's recommended guidelines for managing the new PHPOA E-Mail Blasts. The BOD agreed to the recommended guidelines. The directory is going out at the end of February. The next newsletter is scheduled for March. Advisory Council minutes are being put on the web site.

After significant discussion regarding the Covenant Committee's recommendations concerning periods when holiday decorations could and could not be displayed, the BOD adopted, by unanimous vote, a holiday decorations schedule, which is to be included in the new directory and March newsletter. The following rules for holiday decorations will become effective in 2007:

**Halloween:** Decorations may not be put up before October 1.  
Decorations must be taken down by November 15.

**December Holidays:** Decorations may be put up the week-end before Thanksgiving. Decorations must be removed no later than January 15.

**All Other Holidays:** Decorations may be put up two weeks before the holiday.  
Decorations must be removed one week after the holiday.

### **Airport**

Bill Coleman joined the meeting to report on the status of changes at the airport. Bill is a member of the Citizens Relations Committee to the airport. He reported the Airport Authority is conducting noise studies and has published Discretionary Noise Levels (DNLs) for the area around the airport – projected to the year 2010. A chart dated 1998 shows DNL levels of 55-65, that included a larger portion of PH covered than originally thought. However, the 2006 study significantly altered the DNL zone and reduced the portion of Palmetto Hall that is covered to only a part of the Tucker Ridge area. Terry stated that there is a mandatory requirement that properties within a specified DNL be disclosed by the owner upon resale. He also recommends getting from Town Hall the basis of the document regarding the noise study and that residents should be made aware of the document.

Bill also reported that 330 trees at the south end of the runway are to be topped or removed and a mitigation plan has been prepared. A major portion of the mitigation will be in the Matthews Drive/Hwy. 278 area, particularly around the IHOP and lumber yard. Only nine of the trees are on airport property. On the north end of the runway, about 3700 trees are at issue. The mitigation is necessary to meet FAA standards for clearance during takeoffs and landings. The HH Design Review Board is going to review on site. Once the DNL document is published, objections can be made. Bill Coleman has advised Heritage of plans for trimming trees. David suggested Bill Coleman prepare an article for the newsletter regarding this subject but to clear it with our attorney first, especially in regard to homeowner disclosure. Terry and Bill will draft an article for the newsletter to raise resident's awareness.

There being no further business, the meeting was adjourned at 4:50 p.m. The next meeting will take place at 1:00 p.m., March 15, 2007, in the PHPOA office.

David Henson  
Secretary

