

**Palmetto Hall Plantation Owners' Association  
Board of Directors Meeting Minutes  
February 19, 2010 – 7:30 a.m.  
Palmetto Hall Plantation POA Office**

**Call to Order**

Bob Richardson, 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; Art Loeben; Mike Danoff, and Scott Slawson, Members-at-Large. Marion Gorczynski, Association Manager, was present. Joe Bogacz was absent. A replacement BOD member was to be determined

**Approval of Minutes**

Marion presented the January minutes for approval. Art Loeben moved the minutes be approved as amended; Ron Smetek seconded the motion; and the minutes were unanimously approved.

The Annual Meeting Minutes were presented for comments by the BOD. The actual approval will take place at the Annual Meeting in 2010. One BOD member requested further time to review the minutes and said he will advise Marion if he has any changes. If BOD members have any further changes, they should advise Marion. The minutes will be presented for approval at the Annual Meeting.

**Treasurer's Report**

Joe was absent from the meeting. However, the following information was reported.

**REVENUE**

- More homeowners paid their 2010 POA Assessment in January, versus the same period last year, hence the favorable increase over budget.
- Decal Income is down despite increases in decal annual fees. In January 2009, 182 decals were sold and in January 2010, 130 decals were sold.
- Gate Receipts were \$250 over budget.
- I-104, ARB Submission Fees is \$850 below budget. There was only 1 submission fee collected.
- Heritage is not current on Maintenance Reimbursement.

**EXPENSE**

- E-108, Grounds Maintenance, for January (and will continue to be) \$568 under budget due to a change in budget number.
- E-311, Deer Management, is \$2,863 under budget as not all the bills for the deer culling were submitted in January.

Marion reported assessments were coming in at the same rate as last year and that decal sales were considerably higher for the month of February. She also said all bank balances were watched so they stayed under the \$250,000 FDIC insurance rate. Scott questioned whether interest bearing accounts were included in the FDIC insurance. Art

said the Finance Committee had checked on that issue when they purchased CDs. Scott asked Marion to confirm interest bearing accounts are included.

### **Association Manager's Report**

*Click to Open Gate* – Marion report the Fire Dept. is proceeding with the necessary approvals for the gate. They will advise us of future steps needed. Bob asked Marion to see if she could contact the Land Trust to see if the gate could be locked. Marion will request the Handymen to see if it is even possible for the guards to close the gate.

*Cell Tower* – There has been no further word on this issue.

*Hargray/Time Warner contracts* – Brian Pitts reported he is close to an agreement with Hargray and is hoping to complete that to use with leverage for the Time Warner contract which is more difficult.

*Next of Kin Report* – Marion reported the Next of Kin report is completed to date. A copy is on the office computer, and a hard copy at the gate and in the patrol car. All copies will be updated as additions/changes are made.

*2009 Assessment Non-Payment Report* – Marion reported there is one owner who has not paid his assessment or has complied in recent months with a payment plan. She is removing his pin number March 1 and putting a lien on his property March 15 if payment is not received. Two other properties did not pay their assessment (or a portion of) and liens have been placed on those properties. Assessments will not be considered late until after the first week in March. Notices will then be sent that unless they are paid, or a payment plan set up by contacting the office, pin numbers will be removed April 1, 2010.

*ARB Orientation Program* – The program has been completed and will be finalized on March 1, 2010 by the ARB.

*Cost Savings* – A report was included in the BOD for cost savings in the month of January.

### **Old Business**

*Airport Issues* – There have been communication to change the LMO and Palmetto Hall will be able to see the changed wording at the Town Council meeting on March 2, 2010. The Town Council has only addressed the north end of the airport property. The south end should be addressed first. The buffer on the airport property will be preserved. Bob reported an FAA study showed that landscaping is beneficial for absorbing sound. Ron advised clear cutting will be done only on airport property. Bob said a reply is needed to the aviation agreement. Bob requested a motion be made as to whether the BOD should continue taking an active position regarding the LMO. Mike made a motion they continue to do so, which was seconded by Scott, and unanimously approved.

Art questioned the expansion of the airport and Palmetto Hall's stand on that issue. Bob and Ron stated that Palmetto Hall should be involved in both issues. A preliminary

review on the Master Plan Study that is presumed to recommend expansion of the airport runway is due in early March.

*Motorcycle Update* – Bob reported the motorcycle group continues its activity with no change in the Board’s previous position. He has explained that they may put the issue on the ballot at the next annual meeting.

*April Town Hall Meeting* – The BOD decided to schedule a Town Hall Meeting at the Club on April 22. Marion will prepare a mailing to present the transfer fee for a vote, as the count was so close at the last meeting. Special teams from each committee will be asked to call owners encouraging them to vote – at the time of the mailing. The same legal verbage will be used as in November.

### **Committee Presentation**

Jeff DiBiasio, co-chair of the Maintenance Committee, joined the meeting to advise the BOD of their plans for 2010. He stated that he is co-chairman of the Committee, along with Rick Kasper.

There were no major goals for the year but they would address issues such as pot holes, island damage, etc. Ron questioned where the Maintenance Committee stood on engineering phases. Jeff was asked when the roads will need to be paved. Jeff stated the roads will probably need to be repaved in 2012. Discussion took place on whether the work will all be done at one time. Jeff advised they will discuss that with the engineer closer to the time of the work.

Jeff also said he felt the “Yard of the Month” project would be difficult because of the difference between owners who maintained their own properties, those who had landscapers, those who were here part of the time, etc.

Jeff then left the meeting

### **New Business**

The open position on the BOD was discussed. Two candidates were discussed and plan for selecting a member was decided.

### **Committee Reports**

*Maintenance* – Report heard earlier from Jeff.

*Environmental* – A meeting will be held next Friday to discuss lagoons, birds, deer, and re-cycling, which now seems to becoming a Town issue

*Security* – Mike Danoff is now a certified CPR/AED instructor for the Red Cross and he is hoping to encourage more owners to take instruction.

*ARB* – There has not been a meeting in 2010. However, one is scheduled for March 1 to discuss the Orientation Program which has been completed.

*Communications* – Scott advised a meeting was held and it was decided to change the Newsletter to color, and to publish a spiral bound notebook instead of the current binder.

Marion left the meeting and it went into **Executive Session**.

**Adjournment**

There being no further business, the meeting was adjourned at 10:30 AM. The next scheduled meeting of the BOD is Friday, March 19, at 7:30 a.m.

Respectfully submitted,

Marion Gorczynski  
Association Manager