

Palmetto Hall Plantation Owners' Association
Board of Directors Meeting Minutes
March 12, 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; Joe Bogacz, Treasurer; Art Loeben; Mike Danoff, and Scott Slawson, Members-at-Large. Marion Gorczynski, Association Manager, was present.

Bob Richardson reported that he had contacted Bubba Gillis to replace Mark Anderson as a BOD member. Bubba had other commitments which prevented him from joining the BOD at this time. As discussed at the February meeting, Bob R. then made a motion for Bob Gentzler to join the BOD. Art seconded the motion which was unanimously approved. Bob Gentzler accepted the position as Secretary and Covenants Chair.

Approval of Minutes

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

Treasurer's Report

REVENUE

- More homeowners paid their 2010 POA Assessment in February, versus the same period last year, hence the favorable increase over budget.
- Gate Receipts were \$1,696 over budget.
- I-104, ARB Submission Fees is \$1,000 below budget. There were not any submissions for February.
- Heritage is current on Maintenance Reimbursement and 2010 Annual Assessment.

EXPENSE

- E-108, Grounds Maintenance, for February \$512 under budget due to a change in budget number.
- E-311, Deer Management, was \$3,250 for the month of February, and \$5,287 total for the deer culling.
- \$2,830 was paid for Federal taxes, and \$496 was paid for State Income Taxes.
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Joe also presented information on the following:

- YEAR TO-DATE EXECUTIVE SUMMARY OF OPERATIONS
- BALANCE SHEET as of February 28
- SUMMARY OF COMMUNITY INVESTMENTS
- SCBT COMPLIANCE ACCOUNT FEBRUARY 2010
- EXPENSES BY VENDOR - February 2010
- PROFIT AND LOSS BUDGET PERFORMANCE Feb 2010
- REPORT ON FEDERAL AND STATE TAXES - PAID EARLY MARCH

Joe reported that taxes are currently higher due to the interest the POA is receiving a Capital Reserve accounts versus the ARCs in the past, which were tax free. Interest is currently at an average of 2.4%. The BOD felt the Finance Committee handling the investing is the correct way at this time, rather than a financial group.

The review of financial statements has been completed in draft form by Cherry, Baekart, & Holland. However, Joe would like members of the Finance Committee to review before presenting to the BOD.

Association Manager's Report

Fire Dept – Click to Open – Marion reported David Cooler of the Fire Dept. is working on this project. Currently the Chairman of the Ft. Howell Land Trust is out of town.

Cell Tower – Bob Richardson has advised Tower Communications that a cell tower will not be permitted at the front gate.

Hargray/Time Warner Contracts – Despite requests to Brian Pitts, Marion has not heard further on the status of the contracts.

2009 Assessment Report – Marion reported that statements have been sent to those who have not communicated with the office regarding their assessment and those who are on payment plans. Discussion included what alert is needed before removing a pin number and/or putting a lien on his property.

ARB Orientation Plan – The program is complete and Marion asked that BOD members review and send her any changes/additions/recommendations they may have as soon as possible.

Cost Savings – A report was included in the BOD for cost savings in the month of February. Scott asked Marion if the savings could be put on a spread sheet in the future, which she agreed to do.

Old Business

Engagement of Attorney for Airport Issues – Bob Richardson requested a decision on whether the BOD should hire an attorney to represent Palmetto Hall as the LMO would have a final reading for the airport property on Tuesday March 15. It is not clear what benefits his counsel would provide at this time so it was moved to not move forward with him.

Extent of future BOD action regarding LMO Amendment - *Bob Richardson reviewed many events and status of the proposed Town LMO. Palmetto Hall's position has been placed in the public record on several occasions in the last month. At the recent Town Council meetings, Bob Richardson, Ron Smetek and Bob Gentzler spoke on issues*

relating to the LMO. The Town Council voted in favor of the LMO amendment and a permit has been given to the county.

Airport Master Plan - After the preliminary review on the Master Plan Study on March 9 which recommended a longer 5400 ft runway, there has been considerable concern expressed by PH residents and public officials. We will continue to provide input into the consultant's process which is working on community impact of airport options.

Ron reported the earliest tree cutting would probably be mid-summer. Bob said that the Mayor has said he did not agree with the latest study for the airport which was to lengthen the runway 1000 feet.

The Avigation easement for Palmetto Hall was discussed and the BOD agreed that Palmetto Hall BOD handled the issue properly by not responding. Bob stated approximately 600 trees on Palmetto Hall property will be affected. It would mainly affect the ballpark and individual owners in Tucker Ridge. If the County condemns the property, the owners cannot refuse it but can require just compensation.

Bob Richardson felt a sound study would be the proper path to take. Bob Gentzler said the cost would be approximately \$20,000. The BOD felt no action should be taken until Palmetto Hall property would be affected.

Mike Danoff suggested that currently the proper thing to do is to be vocal, be involved, monitor what is going on, but not spend money. St. James Church is very vocal and is currently using Chet Williams as their attorney. Art said we should use a prominent attorney on the island and that our goals might be in conflict with the goals for St. James Church. Joe suggested that we table the issue of hiring an attorney until the next meeting.

Bob Gentzler said he would get a scope of the cost of a sound study from two firms with the understanding that scientific evidence and an expert to testify in court be included in the fee. Ron suggested Palmetto Hall might want to have the study done before the airport property is cut. He also advised that the FAA does not have the money yet and that the money was designated to be spent where safety issues were involved. Hilton Head airport has not been designated to have a safety issue. Ron suggested he send letters to US Senators and Representatives advising them of this.

Committee Presentation

Bob Gentzler reported on Environmental Committee activities. (attached)

Mission and Budget - Both were reviewed and reconfirmed.

Water Systems including storm water lagoons and wetlands were discussed.

Bird program was highlighted.

ACTION - Art Loeben moved that the bird budget be increased by \$500 to further expand this very successful program. It was seconded and passed.

New Business

Relationship with Heritage - Mike Danoff explained his current relationship to Heritage management.

Mike reported that the E-Tournament at Heritage was a big success thanks to volunteers from the Men's Golf Group.

He also suggested the possibility of a sign for Palmetto Hall Plantation at the corner of Rt. 278 and Beach City Road

2010 BOD Top Priority Issues

Discussed the "Yard of the Month" suggestion and consensus was to continue exploring this idea.

Report of Liaison Officers

Maintenance – The Committee has requested permission and budget to remove the Cyprus tree behind the Security building. This was not supported by the BOD>

Nominating – Art said his Committee will be available to count votes prior to the Special Meeting

Finance – Joe said the Committee is on target for the year.

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

Environmental – Presented in Committee Review by Bob Gentzler

Communications – The colored Newsletter will be issued shortly with costs covered by advertisements.

Security – Mike reported members of the security staff and owners will attend a CPR/AED training session in March. He will be the trainer.

Advisory – There was no meeting

Joe made a request for a Resolution by the BOD to deposit funds in two new banks – First Federal and Savannah Banks. Bob R. seconded the motion which was unanimously approved by the BOD.

Adjournment

There being no further business, the meeting was adjourned at 10:30 AM. The next scheduled meeting of the BOD is Friday, April 23, at 7:30 a.m.

Respectfully submitted,

Bob Gentzler/Marion Gorczynski
Secretary/Association Manager