

Palmetto Hall Plantation Owners' Association
2011 Board of Directors Meeting Minutes
March 25, 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 Joe Bogacz, Treasurer; Bob Gentzler, Secretary; Mike Danoff, David Henson, and Tom Renshaw, Members-at-Large. Marion Gorczynski, Association Manager, was present. Ron Smetek attended by speaker phone. No owners were present to observe the meeting.

Approval of Minutes

Scott asked for approval of the 2011 BOD February Meeting minutes. Tom moved the minutes be approved; Joe seconded the motion; and the minutes were unanimously approved.

Treasurer's Report

REVENUE

- Residential Assessment Income (I-101) for the month was \$337,100; which is favorable \$23,093 for February. YTD, we have received \$489,852, or 81% of the annual budget amount. Through February of 2010, we received 77% of the annual budget amount.
- Decal Sales (I-103) at \$10,610 were (\$1,390) unfavorable for the month. YTD decals sales were \$43,810, and are still \$1,810 favorable for the year. Through February 2011, we have received 76% of our annual budget.
- Gate Receipts (I-103.1) continue to be strong in February. February receipts at \$5,050 are \$1,050 favorable for the month. YTD receipts are \$9,371, which is \$1,371 favorable.
- All Other at \$48,577 unfavorable primarily reflects Heritage Assessment Income (I-201) of \$45,600 which was received in March, a few days late, but was budgeted for receipt in February; and, lower than expected Advertising Income (I-105) which is \$2,910 unfavorable for the month.

EXPENSE

- Street Repairs (E-101) for the month was \$429, (\$304) unfavorable. A speed hump was installed at the Guard House exit and 3 potholes repaired.
- Grounds Maintenance (E-108) for the month was \$8,903, \$2,875 favorable as there were no extraordinary expenses other than normal monthly landscape expenses. YTD, Grounds Maintenance is \$5,758 favorable.
- Plantation Utilities (E-200) is \$343 favorable for the month, mostly stemming from lower water charges; plus \$727 favorable from Member Services (E-300) with lower spending on the Newsletter (E-202), ARB Expenses (E-3050 and Meeting Expenses (E-308).
- Security (E-400) ended the month \$1,826 favorable primarily because of very low supply purchases; paper goods, ink cartridges and the like.

- AM Office Expense (E-502) is (\$1,344) unfavorable for the month due to expenses related to the new office space.

Association Manager Report

- Marion reported liens were being placed on five properties that had not paid their 2010 assessments.
- The current Newsletter was our first with office and communications committee involvement. It is being printed and will be mailed Tuesday, March 29.
- The Office Reception on April 15th, Community Cleanup Day on April 16th, Kick Ball Day at the ball field on April 17th and Debris Pick Up day on April 18th were being publicized in the Newsletter, on the marquee, and with a blast. Interest has been positive.
- Marion reported the information from the Date Base has been given to CapSure and they are in the process of setting up the program. We expect the security system to be installed within a few weeks.
- She also stated that besides one house under construction, there has been very little activity in building, in contrast to recent reports from nearby gated communities. There have been some sales of homes.
- The Click to Open gates by the Fort and ball field have been approved by the Town and installation should begin soon. Hargray has begun the process of installing the communication box on the Rohal property.

Airport Extension

Ron reported there have been two readings of change to the LMO to extend the runway to 5000 feet. Our Committee has stated their opposition at the both Town Council meetings.

He reported the County met with Piedmont Airlines to discuss their future on Hilton Head Island. Ron sent a letter to Stu Rodman and Steve Riley requesting information on the discussion at the meeting.

There will be a meeting at the Club on Friday, April 1, to community members to review what is happening on how to move ahead on the opposition to the extension.

On April 8, there will be a meeting at the PH Conference room with the Mayor and communities adjoining the airport to present a counter proposal to the Mayor regarding the length of the airport.

The week of April 11, Ron is trying to set up a meeting with the County Council to discuss the results of the meeting with Piedmont Airlines. Attending will be members of the adjoining communities and Messrs. Kubic, Rodman, and Newton.

The third and final reading of the LMO by the Town will take place shortly. PH should have representation at that meeting.

Palmetto Hall Club

The board confirmed that Mike Danoff will be our point person for planning and discussions relating to our 2011 Goal of improving the club situation.

Ron, as a member of the Advisory Committee, planned to discuss with Claude various options to make golf membership more attractive.

Maintenance Committee Presentation

Jeff Dibiaso, Maintenance Committee Chair, joined the meeting to discuss tree pruning, flowers, mail boxes and roads, along with other projects.

Tree Pruning and Flowers – Bob Gentzler made a proposal to request Jeff to work with Ocean Woods and advise them that the BOD would like to see a proposal for a project to upgrade the plantation with pruning and flowers. Ocean Woods should be advised that the BOD is unhappy with the current aesthetics and would like a proposal from them on what is needed to make improvements. The proposal should be ready for David to present at the April meeting. If the BOD is unhappy with the proposal, then other companies will be considered. David seconded the motion which was unanimously approved

Mailboxes – Tom made a motion that the Maintenance Committee determine the number of mailboxes that needed to be replaced or repaired. They requested the Maintenance Committee have about 50 of the worst mailbox owners sent letters that they need to be repaired, and the repairs should be paid for by the owners. Joe seconded the motion which was passed unanimously. More extensive mailbox upgrades were deferred until the long term road work plan is clear.

Roads – Jeff presented plans for repairs to the roads beginning immediately and extending to 2013. The BOD approved the immediate plans to repair problem areas. They requested that the more extensive plans proposed for Fall of 2011 include competitive bids from contractors.

Golf Cart – Jeff recommended that the security golf cart batteries be replaced and that otherwise it's in acceptable condition. He will ask a member of the Maintenance to check the water in the battery during the time he is away.

Committee Minutes on Web Site - Jeff said he would prefer not to put minutes from the Maintenance Committee meetings on the web site. Discussion ensued regarding the issue and Scott requested it be put on the agenda for the next meeting.

Executive Session

The BOD then went into Executive Session.

There were no Committee Liaison Reports.

There being no further business, the meeting was adjourned at 11:30 AM. The next scheduled meeting of the 2011 BOD will be held on Friday, April 15, at 7:30 a.m. in the BOD Meeting Room at the POA office.

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