

Palmetto Hall Plantation Owners' Association
Board of Directors Meeting Minutes
April 15, 2008 – 9:30 a.m.
Palmetto Hall Plantation POA Office

Call to Order

Mr. Loeben, President, called the meeting to order at 9:30 a.m. at the Palmetto Hall Plantation POA office. Other BOD Members present were Mr. Smith, Treasurer; Dr. Renshaw, Mr. Black and Mr. Richardson, Members-at-Large. Mrs. Gorczynski, Association Manager, was also in attendance. Mr. Henson, Secretary, was absent

Minutes

Mr. Loeben submitted the February meeting minutes for approval. Mr. Richardson moved the minutes be approved; Mr. Smith seconded the motion. The minutes were unanimously approved.

Treasurers Report

Mr. Smith presented the Treasurer's Report – a copy of which is attached and a general discussion ensued.

We still have 27 assessments outstanding and accumulating late payment interest. The POA office staff will begin calling delinquent owners in May. Those not paid by June 30th will be forwarded to our attorney to have liens placed on their property.

Mr. Smith noted that \$10,000 will be transferred from our Operating Fund to Capital Reserves in accordance with the BOD's decision at the March meeting. Those transfers are to be done quarterly, depending on our financial security. Additional transfers will be made after the second and third quarters with a fourth in December.

Association Manager's Report

Mrs. Gorczynski reported that most discussion items had been forwarded to the members by e-mail. One good news item was that the Club has been keeping the gates closed so there has not been a breach of security.

Discussion of Member Replacement

Mrs. Gorczynski reported that she had contacted the list of possible Board replacements for the McNamee vacancy and had positive responses from three. The Board asked her to try to contact one more person and then request summary resumes from each prospect. She will circulate them when they are received. To ensure the widest possible notice of this vacancy, the BOD requested Mrs. Gorczynski to place an article on the web site and in a blast asking for volunteers for the position.

Old Business

Shared Maintenance – Mr. Richardson reported that he had contacted Heritage regarding this item and that he, and Mr. Smith will meet with Mr. Thorn to try to put together an agreement on Shared Maintenance for the balance of this year and for the future. Art requested that they try to obtain a long-term agreement which could apply to future years.

Dr. Renshaw questioned how much the Association should pay for lagoons and why the POA should share in lagoon maintenance as the lagoons belong to Heritage. He felt they should have the responsibility for the weed control. Mr. Richardson advised the Lake Dr. is handling lagoon maintenance currently for Heritage and that Heritage is paying the Lake Dr., the POA is not. He also noted that carp were put into the lagoons in March and there is improvement.

Mr. Loeben asked Mr. Richardson to put his summary of the lagoon work being done on the web site. Mr. Black said Palmetto Hall needs a binding agreement with Heritage, reviewed by an attorney, so the exposure is known on the continuing items.

POA Web Site – Mr. Loeben reported that the web site is up and running. It is still being fine-tuned and some additional information is being added. Training will take place as soon it is finalized. In the past, all articles for the Blast or the Web Site had to be approved by the BOD. The BOD now feels that approval could be given by the Chair of the Communications Committee or the POA Manager.

C2 Proposal – Mr. Richardson. reported that he had heard from Tim Johnson of C2 and Mr. Johnson is still interested in the project but currently was immersed in another project. He asked Mr. Richardson to give him some time and he will get back to Palmetto Hall.

Transfer Fee Issue – Mr. Loeben noted that in the covenants there is the possibility that a distinction can be made between special assessment and imposition of fees for transfer of property. He suggested that the Board get a legal opinion on the possibility of imposing a transfer fee without the necessity of a $\frac{3}{4}$ vote. Mr. Smith seconded the motion which was unanimously approved. Mr. Smith stated the order of fees should be 1) 15% increase in the annual assessment, 2) increase in the transfer fee or a Community Enhancement Fee; 3) special assessment. Mr. Smith stated the Finance Committee will draft a memo regarding marketing of the CEF.

Regarding the issue of waiving the right to purchase transferred property, Mr. Black feels we should do a Criminal Background Check on all buyers before a waiver is signed. The BOD asked Mrs. Gorczynski to begin doing criminal background checks on all potential owners. Mr. Black will forward a web site reference to Mrs. Gorczynski for this purpose.

Late Fee Charges/Installment Charge/Owner - The BOD discussed the assessment fees that are outstanding and those that have partial payments. The Board suggested that Mrs. Gorczynski should begin calling owners who have not paid, interest should be charged on all outstanding balances, and that if we have not received payment by July 1, liens should be put on the properties.

Owner Appeal – A discussion followed concerning the owner matter in which the owner withheld money from his assessment fee because he was charged a fine for not complying with ARB rules while building his home. After a discussion of whether full payment should be demanded or partial payment, the vote was 3-2 for the imposition of a \$750 fine and Mr. Loeben was requested to draft an order so stating.

Dr. Renshaw asked for an update on an issue. It was noted that the Association had not heard from the owner's following the hearing on their case and that the Board was waiting to hear if the owners desired to offer some sort of compromise solution.

New ARB Chair – Mr. Smith stated that the issue of an ARB Chair should be discussed as Mr. Morse had sold his house. A candidate was suggested and Mr. Richardson will talk to him about the Chair position.

2008 Top Priority Items – Most issues had been discussed during the meeting. Mr. Black did report he is trying to schedule a meeting with owners who have issues with the Club. Dr. Renshaw suggested that the first meeting should establish issues and be a fact-finding meeting. Mr. Black will try to get this meeting scheduled in April.

Committee Exception Reports

Mr. Black stated someone from the Maintenance Committee should check the Guard house to see if it was damaged during the recent hail storm.

Mr. Richardson also stated that there are signs that need to be repaired outside the gate. He questioned whether this should be done before an agreement is reached with the Club. He will check the budget and work with the Maintenance Committee.

Dr. Renshaw reported concerning security matters and noted that there were no important security issues and only one State ticket had been issued.

There being no further business, the meeting was adjourned at 12:35 p.m. The next regularly scheduled meeting will take place at 9:30 a.m., May 20, 2008 in the PHPOA office.

Respectfully submitted,

Arthur Loeben
President