

**Palmetto Hall Plantation Owners' Association**  
**2009 Board of Directors Meeting Minutes**  
**April 24, 2009 – 7:30 a.m.**  
**Palmetto Hall Plantation POA Office**

**Call to Order**

Art Loeben, President, called the meeting to order at 7:30 a.m. at the Palmetto Hall Plantation POA office. Other BOD Members present were Bob Richardson, Vice President; Treasurer; Rick Smith, Secretary Tom Renshaw, Scott Slawson and Ron Smetek, Members-at-Large. Joe Bogacz, Treasurer and Marion Gorczynski, Association Manager, were absent.

**Approval of Minutes**

Rick presented the March minutes for approval. Ron Smetek, ARB Liaison, requested the minute's state: "In the event an emergency, or an extremely time sensitive request for a decision by the ARB is needed by a property owner, the ARB Administrator shall first attempt to consult with the ARB committee Chair. Time permitting; the ARB Chair will attempt to gain a decision on the emergency/ time sensitive request from a quorum of the ARB Committee Members.

- In the event that the ARB Committee Chair cannot be reached in the time available, the ARB administrator shall consult with the Board of Directors Liaison to the ARB for guidance and a course of recommended action to address the emergency/ time-sensitive request.
- In the event that a quorum of the ARB Committee members cannot be reached by the ARB Committee Chair, the ARB Administrator shall consult with the BOD Liaison to the ARB and the ARB Committee Chair for guidance and a course of recommended action to address the emergency/ time-sensitive request."

Bob Richardson moved the minutes be approved as presented. Scott Slawson seconded the motion, and the minutes were then unanimously approved.

**Old Business**

*Roads Project Report*-Bob Richardson and Jeff Di Biasio explained they are expecting a proposal from Ray Pitmam of Thomas Hutton to compare against the proposal received from Tim Johnson. They will review both proposals with the Roads Committee and make recommendations to the Board of Directors at our next meeting.

*Stormwater-Drainage Agreement*-Board discussed merits of POA signing agreement but the general feeling was that we should wait until CNL/ Heritage approves. Board did agree to have our Lawyer review agreement and make recommendation to us by the next Board meeting.

## **New Business**

*Avigation Agreement* – There was agreement that we should cooperate with the Town’s proposal provided we participate in the process and we have a say in the final document.

*Personnel Review* – Scott Slawson outlined the process he used to review the three job descriptions and made his recommendation to the BOD for changes. Art Loeben thanked Scott for work and BOD agreed with Scott’s recommendations.

*Community Picnic* – Looking to move the site from the ballpark to the member parking lot. This will solve restroom issues and offer a grilling area for the event. Ron Smetek will meet with Claude to discuss the use of that area. Tentative dates are 08/22 or 08/29.

*Approval of Post Orders* – Tom Renshaw updated the Board on the process he went through in reviewing the Post Orders. Tom told Board that he received positive feedback from property owners on the Boards decision to institute curfew. BOD reviewed and approved post orders.

## **Report of Committee Liaison Officers**

*Personnel* – Scott reviewed Job Descriptions

*Covenants* – Rick reported the first ride-arounds will occur in May.

*Finance* – Joe was absent, no report given

*Communication* – There had no been a meeting.

*ARB* – Ron reported that meetings will be on the 1<sup>st</sup> and 3<sup>rd</sup> Monday’s of each month. All positions have been filled.

## **2008 BOD Top Priority Items**

*Identify Revenue Opportunities* – looking into the possibility of charging UPS and Fed X entry fees, will report findings at next BOD meeting.

There being no further business, the meeting was adjourned at 9:55 a.m. The next regularly scheduled meeting will take place at 7:30 a.m., May 15, 2009 in the PHPOA office.

Rick Smith

