

Palmetto Hall Plantation Owners' Association
BOD Monthly Meeting
June 10, 2011 – 7:30 AM
PHPOA New Board Room

Call to Order was done by Scott Slawson at 7:30 am. Other BOD Members present were: Ron Smetek Vice- president, Joe Bogacz, Treasurer; Bob Gentzler, Secretary; Mike Danoff, David Henson, Tom Renshaw, Members-at-Large. Marion Gorczynski, Association Manager, was absent.

Approval of May 2011 Meeting Minutes – Two wording changes were suggested and approval was moved by David Henson and seconded by Tom Renshaw. Motion passed.

Plan for Our Future – (Financially)

(7:45 – 8:15)

- **Report on May Financials – Joe Bogacz – Highlights include:**

REVENUE

- Residential Assessment Income (I-101) for the month was \$10,849; which is unfavorable (\$5,357) for May. YTD, we have received \$589,556, or 98% of the annual budget amount of \$601,650 and we are \$6,229 favorable. We are now \$12,094 short of the full year budget amount and considering our partial payment arrangements, this continues to be an achievable number.
- Decal Sales (I-103) at \$1,950 were \$750 favorable for the month. YTD decals sales are \$52,250, and are (\$950) unfavorable for the year. Through May 2011, we have received 92% of our annual budget.
- Gate Receipts (I-103.1) continue to be strong in May. May receipts at \$6,450 are \$1,450 favorable for the month. YTD receipts are \$27,291, which is \$5,291 favorable.
- In May we received Heritage's payments of \$1,213 for the April and May billing (I-202).
- All Other at \$4,909 favorable primarily reflects Capital Reserve Interest Income of \$1,213; Advertising Income of \$840; ARB Submission fees of \$500 and Late Charges of \$260.

EXPENSE

- Street Repairs (E-101) was \$3,975, (\$3,850) unfavorable, for the month and this is due to asphalt paving, \$2,725, and drainage repairs at Sedge Fern and Ft Howell.
- Grounds Maintenance (E-108) was \$19,302 and (\$10,356) unfavorable for the month, due to spring clean-up, \$1,900; tree pruning, \$9,000; plus our normal landscaping fee of \$8,902.
- Heritage Shared Maintenance (E-109) was \$1,391. The June billing includes several extra shared maintenance items: \$200 for alligator removal; \$46 for irrigation repairs; and, \$325 for road stripping at the entrance.
- Security Operating Supplies (E-405) includes \$900 spent with Coastal Custom Carts for security golf cart batteries.
- Legal & Profession (E-602) was \$920, (\$920) unfavorable for May due to further review of the Time Warner Contract and liens on 4 properties.

COMMENT

- The second \$20,000 contribution to Capital Reserves was made in May with a CD as opened at Bank Meridian.
- We may have to make an adjusting entry to reflect Heritage's non-payment of about \$3,200 from April shared maintenance. The expense number is already reflected in E-109 and will have to be moved to E-108, Grounds Maintenance.
- We had rather heavy expenses this month of \$63,610 principally due to the spring clean-up and tree pruning which together amount to roughly \$11,000. Subtracting that from May actual expenses leaves us at \$52,610 which is in line with our normal monthly outflow. For last month's forward cash outlook I used \$56,000 as our monthly requirement.

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- **Assessment Report – Joe for Marion – 4 categories were reviewed**
 - 1. Payment plan**
 - 2. No Communication**
 - 3. Foreclosures in 2010**
 - 4. Foreclosures in 2011**

It is expected that half will be realized
 - **Update on Asset Replacement Study – Joe gave a heads-up on a proposed Study by Fred McNamee.**

General Manager Report

- **The new security system Capsure startup was reviewed. While it's a new version 6 and that may be causing some problems, it was concluded that we go directly to Securitas / Capsure and issue a letter expressing our displeasure and asking that they resolve all issues for a prompt complete startup.**
- **Nominating committee Request to keep working for candidates**
- **GM Goals – A brief update was provided.**

4. Improve Community Appearance Plan for Infrastructure Replacement (8:15 – 8:45)

- **Maintenance Committee Report**

- – Irrigation system near the Club along Ft Howell is still being pursued with the help of George Garner – Dave Moyer has offered to dig and locate the system.
- Roads committee has been formed – Members include DiBiaso, McNamee, Pierce, Taylor, Maron, and Henson,
- Roads Workshop -Roundtable Planning –A Community Planning session to provide Strategic direction for road committee was accepted –It would include input from Sea Pines, Hilton Head Plantation, and Indigo Run along with – Palmetto Dune (Sharp) - It was suggested we try to do it in August
- Fall Clean Up – It was agreed to use Oceanwoods and have variable pricing..The date will be the week of Oct 15th.

5. Improve Communications & Develop Community Spirit (8:45 – 9:00)

- Summer Newsletter to be Mailed Week of June 27
- – Scott for Marion
- Marquee –It was agreed to continue using the new more legible letters obtained from Palmetto Dunes.
- Bike Ride to Fort – A plan for this bike ride was set for Sat, Oct 15th. All will meet at 3pm at the pool and ride bikes to fort - There we'll have a historian to explain the fort history and have a tour..
- Mid-Year Community Meeting – Planning for July 26..
 - Agenda – Goals - actions
 - Asset replacement
 - Airport

6. Town/County Issues/Governance (9:00 – 9:15)

- Airport Status - Presentations of compromise
 5. island packet – counter myths
 6. cost work by wallhaus
 7. parallel proposal by baer – trim trees
 8. piedmont mtgs. – south end runway..
 9. faa invite..local issue..
 10. legal research – perceived
- Stormwater Drainage – Bob Gentzler draft under review by jeff locker
 11. we are looking at fiscal 2013..

7. Community Relationship with Heritage/CNL Environment (9:15 –9:45)

- Easement for gates – An easement that gives POA rights to do secure the gates for security reason should they become inoperable is being pursued. Emergency access in/out to community, limit vendors, and outlining maintenance cost to Heritage. Tom will draft the easement languag. A motion to pursue this was made by Tom, seconded by Joe and passed.

It was also reaffirmed that we get firm quotes for remote cameras on the back gates.

- Joe's Report on Shared Maintenance Items with Heritage – The meeting was cordial. They will pay shared utilities and possible other items if proposed and approved before executed. They challenge that the Greenwood shared

maintenance agreement is binding. We may use asset and/or legal contacts of both heritage/ CNL to resolve arrangement. The next step is to codify a process based on 98 agreement for review with Ray / Claude.

8. Committee Liaison Reports (9:45 – 10:30)

- **ARB - Olivolo Addition – Ron Smetek**
 - **A Presentation by neighbors was made. They had multiple issues. Ranging from easement concerns, permits, tree removal. It was agreed to review ARB guidelines for such new additions and update as needed. It was also agreed that Covenants and aRB guidelines must be aligned. Such issues as notification of neighbors and developing a checklist for improvement monitoring should be considered.**
- **Covenants – Appearance and Infrastructure -**
- **Hurricane Committee -Detail deferred until next month.**
- **Environmental & Lagoon Committee Report –A brief summary handout was reviewed by Bob G. The new Alligator Policy was given a Final Review and re-approval was done.**
- **Hurricane Right of Entry to Private Homes – Scott/Joe**

An alert that the Budget cycle is beginning was given.

Adjournment 10:30