

Palmetto Hall Plantation Owners' Association
Board of Directors Meeting Minutes
June 18, 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 Joe Bogacz, Treasurer; Ron Smetek, Vice President; Bob Gentzler, Secretary; Mike Danoff, and Scott Slawson, Members-at-Large. Art Loeben joined the meeting at 8:45. Marion Gorczynski, Association Manager, was present.

Approval of Minutes

Marion presented the May minutes for approval. Ron Smetek moved the minutes be approved as amended; Mike Danoff seconded the motion; and the minutes were unanimously approved.

Treasurers Report

REVENUE

- Residential Assessments (I-101) are \$633 above budget for the month, and are \$10,467 favorable YTD through May.
- Decal Sales (I-103) was \$565 under budget for the month and is \$968 below YTD.
- Gate Receipts (I-103.1) continue to be strong for 5 consecutive months. YTD we are \$9,967 over budget.
- Advertising Income (I-105) is \$340 favorable for the month, and \$4,540 favorable to YTD budget, as a result of ad sales for the newsletter/directory.
- ARB Submission Fees (I-104) are \$700 below for the month. 2 submission fees were paid in May. YTD fees are \$2,310; \$2,690 below YTD budget.
- Road Impact Fees, (I-107), which is linked to ARB Submission Fees, is \$1,800 below YTD budget. In May we did not have any fees collected.
- Heritage is current on all reimbursements accounts.

EXPENSE

- ARB Expenses (E-306) is (-\$122) favorable, because we were reimbursed for a meeting expense incurred in April.
- Contract/Roving Patrol-Security (E-401) is \$877 over budget due to increased hours for extra evening coverage.
- Security Operating Supplies (E-405) is \$152 over budget due to golf cart maintenance.
- Legal Rebillable (E-604) is \$1,000 over budget due to Moore & Van Allen Review of Bankruptcy Docket.

Assessment Payments: A comparison as of June 7, 2010 shows how we stand with the payment of residential assessments in our community. \$28,161 is the total amount still

owed the POA for 2010 Annual Assessments. \$19,371 is the difference between the amount collected and the annual budget number of \$578,700.

Joe reported that he no longer was concerned regarding insufficient income for the 2010 budget. This issue has been favorably resolved.

Association Manager's Report

Hargray/Time Warner Contracts – Marion and Bob R. reported that they had almost reached final agreements with both carriers. Art had a few changes to the Hargray contract which Bob will forward to Hargray to add to the contract. The Time Warner representative is preparing an agreement, based on discussions with Bob and Marion. Time Warner is requesting an exclusive marketing agreement but is giving higher percentages and include cable and the internet.

2010 Assessment Report – The report was included in the BOD package. Marion reported that most owners were paying monthly. However, there were a few that had not paid in May. She is sending letters advising them that the BOD would request a Hearing if payment was not received in June. Scott questioned why there were some that had not paid anything. Marion explained that those were the owners in foreclosure.

Cost Savings Review – Scott questioned an amount in personnel due to Courtney's shortened hours during the summer. Marion said the money would be saved because she would be in the office alone for part of the summer.

Hurricane Preparation – Marion reported she would be attending meetings with the Town of Hilton Head regarding preparation. A document has been sent from the Town for Right of Entry/Debris Removal Access for signature. Scott made a motion that Bob sign the agreement, Ron seconded the motion, which was unanimously approved.

Security – Marion presented some pictures that had been taken by a camera in a tree near the Fish Haul gate. The BOD recommended that three cameras be purchased, one for the Fish Haul gate, one for the ballpark, one for the gate on Fish Haul behind the Locker residence.

Mayoral Candidates – Bob stated that there would be requests regarding support of the candidates for mayor. The BOD, as a group, would not support any candidate but, of course, each member could support his preference.

Old Business

Airport Issues – Ron reported there are three major steps being taken regarding the airport:

1. FAA funding – the Atlanta District Office will have a meeting on June 30th with Palmetto Hall and their sister communities regarding the issues associated with funding airport tree trimming or removal.
2. Noise Study -Rob Richardson and Bob Gentzler are working with the County and the Town of HH on a baseline noise study to define community noise levels before any trees are removed.
3. On June 4, representatives from Port Royal, St. James, the Spa, and Mitchellville outlined what each community is doing regarding the airport. We are continuing to work with these groups to communicate issues.
4. The Palmetto Hall Awareness Committee is:
 - Making the community aware of the issues/impact.
 - Sending letters to the Island Packet, etc.
5. Master Plan - There is a lot of activity relating to the long range options for the airport. Many questions have been documented to the consultant. A large question to be answered is WHY is this being done?

Art suggested bamboo be placed around the exterior of the Plantation for mitigation. He asked Scott to get the cost for the bamboo. The bamboo could be part of an Avigation Agreement. If the board wants to pursue this option, Art would get Claude/Ray involved as it includes Heritage property.

Security – The BOD reaffirmed that they wanted carts to be registered with the POA if they were not registered with the Club. Bill Schumacher, Chair of the Security Committee, and Mike Danoff, Security Liaison, will prepare a blast for owners. This will enable carts to be identified.

Requesting Driver's License on Guest/Contractor/Domestic Passes – The BOD stated that all those entering the Plantation may be required to show their driver's license when entering the Plantation. Owners should advise their guests to be prepared. Mike and Bill will prepare a blast on this issue and John Reda will put a box in the Newsletter to advise owners.

New Business

Transfer Fee - Joe presented information regarding the transfer fee. The BOD felt a Special meeting should be held October 21, 2010. Prior to that meeting, an amendment to the Covenants reducing approval amending the Covenants from 75% of the quorum to 66% of the quorum should be prepared and sent to all owners for a vote.

Picnic Plans – Scott advised the DJ and Magician have been scheduled. He also asked all members of the BOD to mark their calendars to be prepared to help with set up and clean up. He requested we vote on Volunteer of the Year at the next meeting so plaques could be prepared. Two nominations have been received. Any others should be sent to Bob R. prior to the meeting.

Awareness Committee Report

Don Schwarz joined the meeting and gave a report on the Awareness Committee's plans regarding roads and the airport. The BOD thanked Don for the Committee's efforts.

Report of Liaison Officers

Nominating Committee – Art reported he had not had a meeting yet and asked Marion to send him the names of the members. He then asked Scott to join the committee.

Covenants Committee – Bob G. reported that the Committee had done a ride-around and sent out MANY letter regarding mailbox, flags, and other violations. Marion said that there were over 100 violations regarding mailboxes. She felt that the mailboxes needed to be replaced. Bob R. asked her to set up a task force to include Rich Penwell and Ed Zensinger to research the issue.

Environmental Committee – Bob G. reported there is still working being done with the Town regarding the Stormwater contract issue. Mike reported CNL sent the Town a revised document that was acceptable to them. However, CNL reported that the Town would not accept that Plan because they wanted uniformity for all the Plantations. There was discussion regarding that issue.

Advisory – There was a question regarding why the Heritage Advisory Committee minutes were not on the web site. Ron, who is a member of the Advisory Committee, had left the meeting. Marion reported that Ron had told her to wait to receive the official minutes before putting them on the web site and she had not received them recently. Marion will check with Ron to see if Laura Hrubis's unofficial minutes could be posted on the web.

Personnel – Scott would like to have an Executive Committee session at the July meeting.

Adjournment

There being no further business, the meeting was adjourned at 11:00 AM. The next scheduled meeting of the BOD is Friday, July 23, at 7:30 a.m.

Respectfully submitted,

Marion Gorczynski

Association Manager
Bob Gentzler
Secretary