

Palmetto Hall Plantation Owners' Association
Board of Directors Meeting Minutes
July 17, 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; Joe Bogacz, Treasurer; Rick Smith, Secretary; Tom Renshaw, Ron Smetek and Scott Slawson, Members-at-Large. Marion Gorczynski, Association Manager, was present.

Approval of Minutes

Rick presented the June minutes for approval. Ron Smetek moved the minutes be approved, Bob Richardson seconded the motion, and the minutes were unanimously approved.

Association Managers Report

Marion reported that the survey had been finalized and John Reda was going to put it in the Newsletter which would be sent out next week. Responses will be tabulated and a final report will be prepared for the October mailing to owners.

She also stated the Security RFP had been sent out and responses received. John Reda, Security Chair, was currently reviewing the responses and was planning to schedule a Committee meeting to discuss the results. A recommendation would be presented to the BOD at the August meeting.

New decals will be issued to owners beginning in September and hopefully all cars in the Plantation will have new decals no later than November 30, 2009.

Treasurer's Report

REVENUE

- As of July 1, \$16,297 in assessment income remains unpaid. June saw strong results from ongoing collection efforts with \$6,408 in receipts.
- Decal Income is still lagging with no new construction.
- Heritage is current on all accounts.
- YTD Revenue includes \$9,745 in Capital Reserve Interest Income.

EXPENSE

- \$1,311 spent on updating the Plantation Directory
- \$438 in legal fees in June for Avigation review plus follow up on 2 - 2008 liens.
- \$8,912 for insurance premiums, which represents the bulk of these expenses.

RECOMMENDATION

- Our current position (\$307,587) looks positive with \$260,000 in projected expenses through the end of the year. Recommend we consider moving an additional \$11,000 to Capital Reserves in August.

Joe said the budget season is kicking off at the end of the month and asked the liaisons to alert their committee chairs that they will be receiving letters and forms in preparation.

Joe said he had met with the Finance Committee and they discussed raising the administrative fee currently charged at closings from at \$125 to \$1000. This fee is typically paid by sellers at closing but is negotiable between the buyer and seller. This will be discussed further under new business

COVENANT COMMITTEE REPORT

Ed Stempien joined the meeting to report that he felt that BOD had over-stepped their right to change rules and regulations when they made a ruling regarding rules to be followed in the event of emergency situations for the ARB. Art pointed out the covenant that gave the BOD the right to make the changes. Ed said he understood but would research the issue further. He then left the meeting

OLD BUSINESS

Roads – Bob Richardson said the Committee wanted to compare information in the report they had received from Thomas Hutton with C2 so they had the same information from both consultants. Bob said he was planning to arrange a meeting with C2 for around August 4, 2009. At that meeting he hopes to confirm a price. He will report on this at the August meeting.

Community Lagoon – Bob Richardson stated that the owners around the lagoon were very upset with the idea of making it a fishing lagoon. Scott stated families he had talked to were excited about the idea of a fishing lagoon. Art had discussed with Fred who had said previous BODs had backed off due to difficulty with access to the lagoon and the maintenance easement. The BOD asked Bob Richardson to follow up with PSD to see if there were any issues with them, and with the maintenance committee regarding clearing.

Stormwater Agreement – Bob Richardson is still trying to get a copy of CNL's comments to the Town of Hilton Head. It is on the Town's agenda for fiscal year 2010 which began July 1, 2009. He advised there are many technical issues regarding the water flow.

Avigation Agreement – No further word from the attorney. Surveying is still going on.

Community Picnic – Two different times have been reported – correct time is 4-7:00 p.m. Rick reported a flier will be sent out in August advising owners. A blast will also be sent out. Rick and Ron advised they think they will be able to get tables and chairs from the Club. A large grill is needed. Art asked the committee liaisons to send him nominees for “outstanding volunteers”.

Noise Restriction Review – Joe asked this be tabled until next month.

Town Hall Meeting – Discussion took place on the need for a Town Hall Meeting along with the Transfer Fee and Special Assessment. Tom Renshaw and Ron Smetek agreed to prepare information for a Town Hall Meeting to take place in the fall. Their report will be presented at the August meeting.

Flagpole Tower – Marion has discussed with Tower Communications Co. the possibility of putting a flagpole or tree type tower for cell phone reception near the guard house. A representative sent a typical contract which Art reviewed and said some changes will be necessary. The representative plans to contact Marion when he is next in Hilton Head to review property and see if a tower is feasible.

New Business

Administrative Fee – Further discussion took place on raising the administrative fee as a revenue opportunity. The BOD decided to add this to the agenda for next month to discuss further.

Change of September Meeting Date – The September meeting was rescheduled to September 11 due to the Member/Guest tournament.

Committee Liaison Reports

Finance – Joe asked liaisons to advise their committees the budget process is starting.

Security – Tom advised there was one curfew violation. Marion explained what had happened. Art questioned what had happened with the trees that were hit outside the gate. Marion said that Ocean Woods felt the trees were not damaged. Scott felt there should be an arborist report and Marion would request one and any fee to be paid by the resident.

Tom asked Marion to check on the cost of the radar digital speed readers with cameras built in.

Covenants – Rick submitted the violation procedure that Ed Stempien, Chair of the Covenants Committee, had submitted for future use (along with input from Marion and Rick Smith). Rick asked the BOD to review and give their opinions at the next meeting.

Nominating – Rick plans to meet with the Committee to determine candidates for the two positions which will be open.

ARB – Ron reported there are just routine issues. The Committee is reviewing the guidelines to update.

Airport – No issues

Advisory – Heritage is exploring using part of the locker rooms for a conference room for private parties. There are few users in the locker rooms currently.

Maintenance – Bob said wooden portions of the fence on Beach City were damaged and he was going to proceed to handle with Claude. Marion said in the past the Town had been involved when there was quite a bit of damage.

Environmental/Lagoons - The Club maintenance manager had pulled a board from the lagoon and lowered the lagoon creating a problem. The board has now been replaced and the lagoon is at a higher level.

Adjournment

There being no further business, the meeting was adjourned at 9:30 AM. The next scheduled meeting of the BOD is Friday, August 21, at 7:30 a.m.

Respectfully submitted,

Rick Smith, Secretary