

Palmetto Hall Plantation Owners' Association
Board of Directors Meeting Minutes
July 19, 2007 - 1:00 p.m.
Palmetto Hall Plantation POA Office

Call to Order

Fred McNamee, President, called the meeting to order at 1:00 p.m. at the Palmetto Hall Plantation POA office. Other Board Members present were David Henson, Secretary; June Somers, Vice President; Terry Ennis; Tom Black and Tom Renshaw, Members at Large. Marion Gorczyński, Association Manager, was also in attendance. Steve Kiritsy, Treasurer, was absent. Ray Dznowski, Heritage Operations Manager did not attend.

Minutes

The minutes of the June 21, 2007 regular BOD meeting were approved with one modification. The subject of the modification will be added to the agenda for next month's meeting.

Heritage Input/Discussion

Even though Ray Dznowski was not in attendance, the BOD discussed 1) the amounts due for the first half of the year that we have not received from Heritage. The June 30 invoice has a late penalty notice on it. Terry will review the late payment notice on the bill and advise the office of any changes to be made for future billings. 2) Marion reported that the Fish Haul gate was being left open again and was creating a breach of security. Marion to send a letter to Claude. 3) David raised a question of how to report inappropriate activity on the golf course in the evenings, after the pro shop has closed. Specifically mentioned was youth riding bicycles on the fairways. It was decided that this should be discussed with Ray.

Treasurer's Report

Although the Treasurer was absent, he left notes that 1) he will review financial operations for both June and July, 2007 at the August board meeting, and 2) there is a new 'reserve interest' account, # I-301.1 on the P&L statement. When the YTD figure from I-301.1 is added to the reserve equity figures in the equity section of the balance sheet, they will match the reserve figure in the 'other assets' section of the balance sheet. The reserve interest is also broken out on the schedule of Bank Accounts and Investments.

Marion reported that 1) two property owner assessments were still delinquent, and 2) the Finance Committee chair has reported that the current estimated cost of road repaving has gone up from \$90,000 to \$100,000 a mile.

Old Business

Status of Accounting Function/Personnel

Marion reported that Nancy had resigned and Katie is trained on QuickBooks. Janet, Katie, and Marion are keeping office items moving smoothly for now. The BOD agreed that Marion would recruit again for another part timer.

Bush hogging letters are going out and bush hogging will start in the fall.

BOD Top Six for 2007

Relationship Between BOD and Club Management – No further discussion.

Clean Up Covenants – The first meetings of the Ad Hoc Committee has been held and future meetings will be held on the third Wednesdays of each month. Terry Ennis has resigned due to other commitments. The committee has separated items such as ARB Guidelines, Post Orders, Covenants, etc. and assigned separate people to each document. No meeting will be held in August.

Long Range Plan/Financial Adequacy – After Joe Bogacz's report that the Finance Committee felt reserves were inadequate with repaving of road looming in the next few years, the BOD wanted a professional evaluation of the roads. Marion had requested and received a proposal from C2Associates, who had been referred by Bob Sharp, a Palmetto Hall property owner and property manager for Palmetto Dunes. The proposal was for \$6000.00.

Discussion occurred on timing of an evaluation as the dates of August 15 to October 15, 2007 were stated in the proposal. While some members thought it should be delayed for several months, Fred responded that it will help to have the information for the Annual Meeting to be able to present an analysis to owners to show what a professional proposal shows regarding needed road repairs, staging of replacement, and what funds will be needed, therefore, the sooner we get a survey to detail the state of the roads, the sooner we can prepare for repaving.

The BOD requested Marion to:

1. Get a list of past C2 Associates clients that we can contact (additional references);
2. Talk to HH Plantation regarding their repaving experience;
3. Attempt to get another bid; and
4. Ask C2 to submit recommendations of surface material, options, etc. and to clean up their boiler plate language to eliminate the potential for open-ended additional costs.

Professional Management - The BOD went into Executive Session.

Communications – Blast, Web Site, Marquee –The Newsletter is at the printer and will go out shortly. An E-Mail Blast was sent out regarding the name change for the PHPOA web site to www.palmettohallhomeowners.com.

Airport – As a result of the many discussions that Terry and Bill Coleman have had with Town and County public officials, there is a fairly solid consensus that the overall area that was proposed by the BCAAB in its April meeting for a revised overlay district (requiring signed disclosures) is shrinking so that fewer PH future buyers will have to sign a disclosure regarding noise when they purchase property. The current consensus is that disclosure should only be required for properties within the FAA DNL 65 zone (which is just outside of Palmetto Hall).

2006 Audit and Future Financial Work

Marion reported that we have received a draft copy of the 2006 Audit, and there seemed to be no significant findings, but the Accountant's Letter has not yet been received. A final report should be received before the end of July. The Finance Committee is scheduled to meet next week. They will also look at putting out, in August, the RFP for future years' financial reviews, etc.

New Business

Post Orders

Although the existing post orders will be reviewed by the Covenants Ad-Hoc Committee, a question had arisen as to whether any previous BOD had formally approved them. To resolve the question, Fred made a motion to approve post orders as they stand. June seconded the motion. The motion was approved by a vote of 4-2.

Sedge Fern Lagoon Fishing

Complaints have been received regarding fishing in the lagoon. Greenwood deeded the property around this lagoon, down to the water line, to the property owners. Discussion evolved on fishing from private property around other lagoons in Palmetto Hall. Heritage's position on their lagoons is "no fishing during golf hours from the golf side". The BOD agreed to put a notice in the fall Newsletter saying "No fishing from private property" and pointing out that property owners can call security to report trespassers on their own property. In addition, the BOD agreed to put a sign near the gate or marquee saying "No fishing from private property without permission". Marion will arrange for the sign.

Training for HHI Fire Department

Jim Webb has requested permission to allow the Fire Department to enter Palmetto Hall to remove fallen trees from empty lots so the trees can be used for training purposes. Marion will contact owners to get prior permission. Tom B. moved we give permission, if affected owners approve. Terry seconded the motion, which was unanimously approved.

Other New Business

Terry reported that Bob Gentzler is running for the PSD Board and suggested we support him by using the blast, the marquee, and Newsletter. He stated he felt it was in Palmetto Hall's interest to have Bob on the PSD#1 Board. The BOD decided that they would not

endorse a particular candidate but had no problems if individuals wanted to make the community aware that a Palmetto Hall resident was running for election and the BOD would encourage residents to get out and vote on August 28 by notices to the effect in the blast, marquee, and Newsletter.

Fred reported a request to the BOD by a property owner to stop harassment from the Covenants Committee based on complaints received from another property owner. The BOD responded they do not become involved in personal issues.

Committee Exception Reports

Maintenance – Fred reported Dave Pierce has resigned as Chairman for 2008. A new chair needs to be named as soon as possible so the new chair can work with Dave on developing next year's budget. A replacement has been suggested. Dave will remain a handyman for the Plantation. The Maintenance Committee had questioned whether to go ahead with replacing stop signs. The money was budgeted for 2007 under "signage". Fred will tell Dave to go ahead.

Communications – Nothing further to report.

Advisory – Did not meet.

Security – Did not meet. Nothing to report.

Covenants – The committee did not meet though the Ad Hoc committee did and was reported on earlier.

Environmental – A survey of lagoon appearance was done. There is an algae and weed problem which is out of control (and particularly virulent on six lagoons) due to poor preventative management by the Heritage subcontractor for lagoon weed control maintenance – Estate Management. Discussions with Heritage on this subject are on-going.

ARB – Met last week. Nothing to report.

Nominating – Should begin meeting shortly.

June questioned whether it might be necessary to change the date of the September meeting due to the Member/Guest event at the Club. This will be decided next month.

There being no further business, the meeting was adjourned at 4:05 p.m. The next meeting will take place at 1:00 p.m., August 16, 2007 in the PHPOA office.

David Henson
Secretary