

Palmetto Hall Plantation Owners' Association
Board of Directors Meeting Minutes
July 23, 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; Bob Gentzler, Secretary; Mike Danoff, and Scott Slawson, Art Loeben, Members-at-Large. Marion Gorczynski, Association Manager, was present. Ron Smetek, Vice President; was absent.

Approval of Minutes

Bob asked for approval of the June minutes. Mike Danoff moved the minutes be approved as amended; Scott Slawson seconded the motion; and the minutes were unanimously approved, as amended.

Treasurers Report

REVENUE

Residential Assessments (I-101) are \$4,137 below budget for the month, but are still \$6,330 favorable YTD and payments continue to be made.

Decal Sales (I-103) were \$1,230 under budget for the month and are \$2,198 below YTD budget.

Gate Receipts (I-103.1) continue to be strong for 6 consecutive months. YTD we are \$13,721 over budget.

Advertising Income (I-105) is \$1,200 unfavorable for June, as advertising income was posted in May. It is still \$43,340 favorable for YTD.

ARB Submission Fees (I-104) are \$850 unfavorable for June, and \$3,540 unfavorable YTD. Currently there is only one house under construction and nothing more in the pipeline.

Heritage is current on May's expense reimbursement of \$637, due June 30. This billing is for normal shared expenses and there are no extraordinary or contested items.

EXPENSE

Irrigation Repairs (E-107) for the month were \$874 which puts us \$374 over for the month but \$532 below YTD budget. This work was done by Ocean Woods to repair broken lines and battery valves.

Communications/Newsletter/Web (E-302) expenses were \$693 or \$193 over for the month. In June we incurred the Hurricane booklet expense.

Meeting Expense (E-308) was \$402 and this is a deposit on the DJ for the picnic and or the purchase of a Starbucks card for BOD meetings. Note for 2011, establish a separate account for annual picnic expenses.

Contract/Roving Patrol (E-401) was \$25,472 and this places us \$1,803 over for the month due to extra hours and the purchase of cameras.

Insurance (E-601) was \$8,891; \$3,242 over budget due to increased BOD coverage.

COMMENT

First half year operating expenses were roughly \$314,500 which does not include a \$40,000 Capital Reserve transfer that has already been made. As of July 1 we have a balance of about \$384,500 in our operating account, or \$70,000 more than our first half cash requirements. Over the next 6 months we hope to see another \$15,000 in assessment payments come in plus an additional \$15,000 in Decal Sales + Gate Receipts or \$30,000 in total. That will give us roughly \$100,000 as a second half cushion. If we end 2010 with a \$50,000 operating account balance, and spend about \$10,000 more in the second half (annual meeting expenses and the like), we will then be able to make the 3rd budgeted \$20,000 transfer to Capital Reserve and perhaps move an additional \$20,000 for a combined \$80,000 2010 contribution.

Association Manager Report

2010 Assessment Report – Marion reported that the assessments that are on a payment plan are coming in regularly. There are a few who have not reached the halfway point but they are staying in contact and making regular payments. There are a number who are in foreclosure and we will probably lose those assessments.

Cost Savings Review – The office is continuing to keep costs down and watch expenses. Marion said she is currently negotiating the new contract with Securitas and she will involve Bill Schumacher and Mike Danoff when we get a proposal.

Click to Open Gate – The proposal was received from the Town's attorney for our review. Art said he would review the proposal and it should further be reviewed by the POA attorney.

Mailbox Task Force Committee – Marion has reported the Committee met and is reviewing options. The committee members had homework items they were going to investigate and report back at a Meeting on August 4. Bob asked that the Committee finalize their report before the August BOD meeting on August 20.

Old Business

Airport Issues – Bob Gentzler reported the Master Plan was reviewed at a public session and a compromise resolution was approved to evaluate the different runway length options. He felt it was a good compromise at this stage. There will also be an analysis on cost benefits to the region. The Joint Town and County Councils announced that they will fund a noise study. Bob Richardson questioned the BOD whether there should be an effort to try to delay tree cutting on airport property on the basis of environment/historical issue, and/or contingent on the noise study, and avigation easements. Bob Gentzler suggested a draft should be put together of an acceptable end state on this issue for Palmetto Hall and he will provide a draft at the next meeting. Art said the BOD should not spend money on legal fees for anything on airport property. Joe agreed.

Hargray Contract – Art had reviewed the contracts. He felt the revised Hargray contract was acceptable but should be reviewed by the PH attorney. The Rohal easement portion of the contract was also ok with Art.

Time Warner Contract – Art felt there should be a short form contract and the contract should be reviewed by an attorney.

Stormwater Drainage Contract – Bob reported the Town is insisting on CNL being part of the agreement. Bob Gentzler has discussed this with Port Royal, another Heritage property, and has found the agreement is only with the Plantation, with an unwritten agreement with Heritage. Therefore, there is no reason Palmetto Hall cannot have the same type of agreement as there is a precedent with the Town. Bob Richardson and Bob Gentzler will proceed with this option with the Town.

Picnic Plans – The BOD voted on the Volunteer of the Year with a unanimous decision. Scott said plans are moving ahead.

Director Orientation Program – Bob asked the BOD to please get any additions to the outline Marion had presented back to her as soon as possible.

Insurance – Bob asked if there was an insurance professional (retired or active) in the Plantation who could review our insurance policies. One name was submitted and Bob said he would contact him to see if he is willing to review the policies.

New Business

Entrance Way – Suggestion by Town Engineer – An owner's complaint to the Town regarding the difficulty in seeing the entranceway into the Plantation was discussed by the BOD. The owner had contacted the Town and they had made a suggestion. The BOD requested that the Town Traffic department be contacted to have the yellow lines to Beach City Road repainted. It was also suggested that the entrance lighting level be reviewed to determine if it could or should be increased.

Deer Culling – Complaints of deer culling have been received. Bob Gentzler reported it is on the Environmental Committee agenda for the fall.

Executive Session – Personnel – The BOD went into Executive Session

Security Committee Presentation

Bill Schumacher, Chair of the Security Committee, made a presentation regarding the activities of the security committee (attached).

The item regarding registration of carts with the POA office was discussed. Bill and Mike Danoff said they would meet to finalize the issue. This issue would be a change to the covenants and should be included in the Special Meeting vote.

Requests were made to the Committee that the stop sign be moved to the original location near the guard house. Bill Schumacher and Mike Danoff will follow up.

Hearing Appeal – Timber Marsh Property

An owner on Timber Marsh requested a hearing regarding his feeling that there should have been more landscaping when a new home was built next door.

Ed Zensinger, Chair of the ARB, presented the conclusions of the ARB on this issue. The owner who requested the hearing presented his reasons and request for more landscaping.

The new home owner presented the efforts he made to comply with the ARB.

Bob Richardson made a motion that the owners settle the issue amicably between themselves and that the ARB had handled the issues properly. Joe seconded the motion. The vote was five in favor, one opposed. A letter will be sent to the property owner with the results of the appeal hearing.

Hearing Appeal – Dog issue

There was to be a scheduled hearing to discuss the issue of a property owner not cleaning up after his dog despite numerous complaints and a written warning. The property owner did not show up. A letter outlining the fine imposed is to be sent to the property owner.

Report of Committee Liaison Officers

Finance – Joe stated that the Finance Committee would be sending out letters shortly to the Chairs of Committees regarding the budget

Security – Mike reported that two of the officers would be attending the next CPR/AED classes.

Scott questioned why there had been no advisory reports on the web site. Marion said the office has not received any but she would check with Michelle at the Club in Ron's absence.

Other Committee liaisons had no reports.

Adjournment

There being no further business, the meeting was adjourned at 11:20 AM. The next scheduled meeting of the BOD is Friday, August 20, at 7:30 a.m.

Respectfully submitted,

Marion Gorczynski
Association Manager

Bob Gentzler
Secretary