

Palmetto Hall Plantation Owners' Association
2011 Board of Directors Meeting Minutes
July 22, 2011 – 7:30 a.m.
Palmetto Hall Plantation POA Office

Call to Order

Scott Slawson, President, called the meeting to order at 7:30 a.m. at the Palmetto Hall Plantation POA office. Other BOD Members present were: Ron Smetek, Vice President; Joe Bogacz, Treasurer; Bob Gentzler, Secretary; Mike Danoff, David Henson, and Tom Renshaw, Members-at-Large. Marion Gorczynski, Association Manager, was present.

Approval of Minutes

Scott asked for approval of the 2011 BOD June Meeting minutes. Ron moved the minutes be approved; Tom seconded the motion; and the minutes were unanimously approved, as amended.

Plan for Our Future Financially - Treasurer's Report

Revenue

- Residential Assessment Income (I-101) for the month was \$4,935; which is favorable \$3,285 for June. YTD, we received \$594,490, or 98% of the annual budget amount of \$601,650 and are now \$9,513 favorable. We are now \$7,160 short of the full year budget amount and considering our partial payment arrangements, this continues to be an achievable number. Partial payees now have \$14,736 outstanding so our shortfall to budget is achievable and most likely will be surpassed.
- Decal Sales (I-103) at \$1,080 were \$380 favorable for the month. YTD decals sales are \$53,330, and are (\$570) unfavorable for the year. Through June 2011, we have received 94% of our annual budget of \$57,000.
- Gate Receipts (I-103.1) continue to be strong in June. June receipts at \$6,110 are \$110 favorable for the month. YTD receipts are \$33,381, which is \$5,381 favorable.
- In June we did not receive Heritage's payment of \$1,424.31 for the May billing due June 30 (I-202) but this is not a cause for concern.
- All Other at \$3,019 favorable primarily reflects Capital Reserve Interest Income of \$2,516; Advertising Income of \$540; and ARB Submission Fees of \$950.

Expense

- Irrigation Repairs (E-107) was (\$906) unfavorable for the month due to 11 battery operated valves being ordered to replace bad valves.
- Grounds Maintenance (E-108) is \$2,875 favorable for the month and this is a reflection of under spending on budgeted items for Tree Care, Mailbox Maintenance, both at \$916 for the month.; plus, Drainage and Airport Screening, both at \$500 for the month.
- Association Management (E-500) is \$809 favorable for June and \$3,119 YTD and this is primarily due to savings on Personnel (E-501).

Comments

- We have already moved \$40,000 into Capital Reserves, 1/2 of our annual plan and anticipate making the 3rd installment in August.

Assessment Report – The BOD reviewed the outstanding assessments. Marion reported there was only one owner who had not contacted the office and, therefore, was not on the payment plan or listed in short sale. There are five owners who have liens placed on the property for 2010 and 2011 who have not paid at all.

Improve Community Appearance and Plan for Infrastructure

Roads Roundtable Planning – David questioned whether this meeting was needed this year. He suggested the POA may be a year or so too early. He suggested it be tabled for this year – as roadwork had been done to buy time for future repaving, and three members will be leaving at the end of the year.

The BOD decided to schedule the meeting for October 14, 2011 at 10:00 a.m. The invitees will be the BOD, the Roads Committee, and representatives from Indigo Run, Hilton Head Plantation, Palmetto Dunes, and Sea Pines. The subject will be the sharing of information on how to proceed with the road project.

Fall Clean Up Plan – Marion has set up an arrangement with Ocean Woods for the fall debris pickup on October 18.

Improve Communications & Develop Community Spirit

Summer Newsletter Feedback – The BOD commended the staff for the newsletter. After discussion, the BOD felt that the fall newsletter should have articles due October 15 for distribution in early November.

Bike Road to Fort – The bike ride has been arranged for October 15. The group will meet at the Club and ride down Beach City to the Fort. A docent will share information.

Mid-Year Community Meeting – An agenda was developed by the BOD for the July 26 meeting.

Flag for the Plantation – The BOD requested Marion to get information on the cost of a flag(s) for installation behind the Guard House.

Community Picnic - Sept 10 was confirmed.

Volunteer of the Year – A volunteer was suggested and unanimously approved.

Town/County Issues/Governance

Airport Status – Ron reported that nothing has been resolved (see attachment). Things are beginning to occur on property off plantation. The BOD does not want the guards to let in surveyors for the ball field, regarding the airport trimming. Bob Gentzler spoke to our attorney regarding representing PH in possible airport litigation. Ron spoke with Jeff Locker. His firm works with the County and they perceive it to be a conflict of interest to represent PH on this issue. At this time, we do not have legal representation on airport issues. Bob and Ron will search for a firm to represent us.

Community Relationship with Heritage/CNL

Stormwater Drainage – Bob reported that our attorney is reviewing the agreement and has found several minor issues that do not appear to be “show-stoppers”. He is in contact with the Town’s attorney. We are unsure whether CNL has responded to the Town on their portion of the agreement.

Easement for Gates – Palmetto Hall’s attorney has drafted an easement for the back gates with Greenwood. Our attorney has requested a copy of the current arrangement with Heritage to review but has not yet received that information from Greenwood. The gate behind the Sharp’s house is operational. Securitas has the right, per Heritage, hand lock both gates. The gate behind the Locker’s house is currently in disrepair but Heritage has order parts and scheduled repairs. Discussion will be held with Heritage at the appropriate time.

Irrigation on Club Property Along Ft. Howell – David, Jeff, Dave Pierce, George Garner, and Dave Moyer have all investigated the irrigation system on this property. David said someone needs to dig to find the lines and valves, add electricity to replace manual valves and add sod. Heritage has agreed (verbally) that if Palmetto Hall has the system repaired they will pay for the water for irrigation.

The BOD requested David to ask Ocean Woods for an estimate for repairs and upgrading to the system, and a separate estimate for the sod.

Shared Expenses – Joe reported he had a meeting with Claude. Joe will put together a Shared Expense plan for 2012. Mike questioned whether the POA should request a meeting directly with CNL. Bob said he would provide the name of their asset manager for PH to further consider that option.

Committee Liaison Reports

ARB – A final inspection has been completed on the Olivolo property. The construction is compliant and/or exceeds the Guidelines. A letter was mailed to the Donnells from Scott Slawson advising them.

Covenants – Tom Renshaw stated that a property on Saxton Lane is in deplorable condition. The BOD asked Marion to send a letter requesting immediate action or we will ask the PH landscaper to do the work and send the owner the bill.

Hurricane – Marion said she had followed up on the “blue tarp” policy with other plantations. This policy allows the company who is contracted to do debris management for the plantation, to have individual owners’ properties tarped and/or protected from the elements in the event of hurricane. An owner would have to sign a right-of-entry policy along with a \$2000 escrow deposit to the Plantation. The debris management company will only deal with POA management, not individual owners, so the POA would be responsible for the cost of the work, which is the reason for the escrow deposit. The BOD declined to put this policy into operation.

Environmental – Bob Gentzler reported that an Audubon plaque was dedicated to Ed Zensinger this week. Ed has worked extensively on the bluebird and houses and other bird projects.

Deer- The deer survey will take place again this year in late August or early September. John Somers will head this project.

Lagoons – The level is down in the lagoons. Due to the drought, PSD has limited the water available for irrigation.

There being no further business, the meeting was adjourned at 11:15 AM. The next scheduled meeting of the 2011 BOD will be held on Friday, August 19, at 7:30 a.m. in the BOD Meeting Room at the POA office.

Respectfully submitted,
Marion Gorczynski, Community Association Manager
Bob Gentzler -Secretary