

Palmetto Hall Plantation Owners' Association
Board of Directors Meeting Minutes
August 20, 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 July 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 Tower Communication sent an e-mail stating they had reached a tentative agreement with Heritage regarding locating the tower on the golf course. She will stay in contact with the company for further information on the location.

New decals are being issued as owners come into the office to change their license plates. All cars in the Plantation should have new decals no later than November 30, 2009.

Marion said three liens have been placed on properties – all lots – one is in bankruptcy. Because the foreclosures are lots, the POA will not have to deal with a maintenance issue on foreclosed properties. She also said that there are a good number of people in the plantation struggling financially.

The deer count will take place on August 24 and 25, 2009 by Folkland Management. Marion said a group of Beaufort County Sheriffs had checked with SC DNR to see if it would be permissible, if Palmetto Hall so desired, to cull the deer with bows and arrows. Art requested this issue be tabled until after the count.

Treasurer's Report

REVENUE

- As of July 31, \$12,908 in assessment income remains unpaid with expectations of collecting another \$6,000 by year end.
- Decal/Gate income is still lagging for the year attributed to no new construction.
- Heritage is current on all accounts.
- YTD Revenue includes \$10,141 in Capital Reserve Interest Income.

EXPENSE

- Newsletter expense was budgeted for July but was paid in the amount of \$1,850 in August and will be reflected on line E-302 – Communications/Newsletter.
- Corrected Insurance Premiums of \$1,160 were paid in July, line E-601; another small bill was received in August.

RECOMMENDATION

- Our current cash position looks positive through the end of the year.
- Recommend moving \$10,000 to Capital Reserves in August.

Joe stated that he planned to move \$10,000 from the Operating Fund into the Capital Reserve fund in August.

The office worked with Ray Warco of CBH to adjust prepaid expense so both books of account are in accord.

OLD BUSINESS

Roads – Bob Richardson reported:

- The POA does not need to do the work now.
- There is not sufficient money to do the work now.
- We do not have a supplier who wants to do the work now.

He stated the Committee will meet in the fall to discuss what needs to be done in the immediate future such as addressing the dips and edging work. He felt that the Maintenance Committee will deal with any “emergency” and/or mandatory repairs this fall.

Community Lagoon – Bob stated he had reviewed the entrance to the property owned by the POA which is being considered for a fishing pier. A portion of the property is owned by Greenwood, with an easement granted to PDS. Another way of entering the area is through McGuire Ct. However, that area is quite overgrown. A motion to table the discussion until January was defeated by a 4-3 vote. The lagoon will be on the agenda next month and Bob Richardson will define the issues, alternatives, and cost.

Stormwater Agreement – Bob Richardson has been unsuccessful in getting a copy of CNL’s letter to the Town of Hilton Head. It is still 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.

Airport – Terry Ennis and Ron Smetek prepared a letter for Art to sign at the upcoming meetings regarding the airport to be held at the library next week. Art stated he would like to add information regarding the extension of the runway. The BOD voted 4-3 to approve language regarding the lengthening of the runway. He will review the letter and

make revisions he feels important. Ron and Terry will review and Art will present at the meeting. Copies will be sent to the appropriate officials.

Art will prepare a letter of thank you to Bill Coleman for his service to Palmetto Hall regarding the airport.

Community Picnic – Scott reported that he has secured a clown and a band for the entertainment for the picnic. Marion has gifts for the volunteers. Rick Smith has rented chairs and a grill from Affairs to Remember. Although there has been a low number of responses, the BOD felt they should go ahead with the picnic.

The BOD voted Dave Pierce as Volunteer of the Year for 2009.

Town Hall Meeting – Discussion took place on the need for a Town Hall Meeting. It was agreed to schedule the meeting for Friday, October 23. Tom Renshaw and Ron Smetek will address the membership regarding the Transfer Fee. Brad Tufts should put the information on the marquee.

New Business

Security RFP – Tom Renshaw reported that the Security Committee had reviewed the responses to the RFP from four companies. One of the companies, who were fairly new, did a presentation. However, it was the recommendation of the committee to stay with the current company, Securitas, for 2010, especially in light of a price reduction they offered.

Marion advised that Securitas had offered the use of a digital read out meter for the Plantation once a month. They would borrow it from Sun City.

Tom Renshaw presented new rates for decals recommended by the Security Committee for 2010. Ron made a motion to use the new rates; Rick seconded the motion which passes 6-1. The rates will be \$150 for four wheel vehicles, \$250 for six wheel vehicles, and \$350 for 8 or more wheeled vehicles.

A e-mail from an owner addressed to the Security Committee, Marion, the Security Committee liaison, and Ron Smetek, Advisory Member, regarding moving the gate closer to Beach City Road to help stop unapproved visitors coming in through the golf club was discussed and rejected. Tom Renshaw will send a letter to the owner with an explanation.

The issue of domestics in the plantation was discussed. The domestic list will be updated beginning in November. All current domestics ADD NAMES will be eliminated and the owners must provide the current names. The BOD advised that passes should not be given out to domestics.

Drivers' licenses of all contractors may be randomly checked. If a contractor is found without a current license they are to be pulled to the side and a licensed driver must come for the car.

Committee Liaison Reports

Finance – Discussed earlier.

Security – Discussed earlier

Covenants – Bush hogging list is submitted. The BOD asked Marion to have Ocean Woods handle the bush hogging process including the payments.

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.

Maintenance – Bob said wooden portions of the fence on Beach City were damaged and he was going to proceed to handle with Claude. Bob said the Town was unaware of ever discussing this issue with Claude. Heritage had not repaired it, so he was going to ask the Maintenance Committee to make the repairs at POA expense.

The drainage from the guard house is being repaired and replaced and will cost \$4000-\$5000.

Environmental/Lagoons – Bob reported the Committee is working with Jordan Co. regarding the levels of the lagoons.

Adjournment

There being no further business, the meeting was adjourned at 10:00 AM. The next scheduled meeting of the BOD is Friday, September 11, at 7:30 a.m.

Respectfully submitted,

Rick Smith, Secretary