

**Palmetto Hall Plantation Owners' Association**  
**Board of Directors Meeting Minutes**  
**September 11, 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 August minutes for approval. Ron Smetek moved the minutes be approved, Bob Richardson seconded the motion, and the minutes were unanimously approved.

**Association Managers Report**

*Fish Haul Gate* – Marion reported the gate had been inspected by HH Security and they made a recommendation that some service would extend the life of the gate. Ron asked if Claude had been advised. Marion responded he had not; that she wanted to report to the BOD before discussing with Claude. Ron Smetek said he would be meeting with Claude that afternoon and would discuss with him at that point. Ron will report back to the BOD.

*Survey Update* – Marion said she had a preliminary report on survey responses. The BOD asked for favorable/unfavorable responses on some of the items. Marion said the staff will have a draft of the report ready for the October 16 meeting and copies of the report will be included in the annual meeting package.

**Treasurers Report**

- As of August 31, \$9,323 in assessment income remains unpaid; we expect to see another \$3,000 by year end.
- Decal/Gate income is up slightly this month, but still lagging for the year.
- Heritage is current on all accounts.
- YTD Revenue includes \$12,103 in Capital Reserves Interest Income, carried in all Other.

**EXPENSE**

- Newsletter expense was budgeted for July but paid in August, \$1,852, E-302.
- Irrigation repairs in August were \$1,000; no budget for the month.
- Lower overall YTD expenses overall are favorably offsetting the shortfall in decal/gate income.
- \$10,000 moved from Operating into Capital Reserves on August 31.

- August decal expense \$1,567 for owners and contractors.
- In September we will have \$5,500 (+/-) in R& M gatehouse expense for grinder pump repairs.

### RECOMMENDATIONS

- Stay the course, cash position continues to look positive for the balance of the year.

Scott Slawson recommended that Securitas be asked to pay for 50% of the repair cost for the grinder pump for the sewer service from the gate house because of their employees throwing waste down the toilet that should have been disposed of otherwise. The BOD asked Marion to bill Securitas when she receives the charges.

### Budget Presentation

Rich Miller, Chairman of the Finance Committee, joined the meeting and presented the 2010 Budget to the BOD. He answered various questions from the BOD.

Bob Richardson asked if the Administrative Fee for closings would be increased. After discussion, it was decided to table that issue until next year. Scott recommended a letter be sent to Ocean Woods asking them to forego the 2010 CPI increase due to the economy. Rich Miller then left the meeting.

Discussion then took place regarding the amount of increase for the assessment. Joe Bogacz made a motion to approve the budget as presented with an increase to the assessment of 15%. Art seconded the motion which was unanimously approved. The assessment for 2010 will be \$1200 for developed properties and \$900 for undeveloped properties.

### Old Business

*Community Picnic* - Scott Slawson and Rick Smith presented the plans for the community picnic on Saturday, September 12 at 4-7:00 p.m. A magician and a disc jockey will be present. The planned attendance was 160-175 people. Volunteer gifts will be presented and a "Volunteer of the Year" award will be given to Dave Pierce.

*Community Fishing Pier* - The fishing pier for the community lagoon was discussed and it was decided to table the issue until next year. Nothing will be done at this point.

*Stormwater Agreement* – Bob Richardson reported that no new information.

*Airport Issues* – Art stated he had presented the letter he had prepared to the Town Council and other Town, State, and Federal government dignitaries. The consultant had no information regarding the survey in PH or the trees being trimmed/cut. Art reported the consultants were receptive to PH staying involved but this will be a long process – 1-

1/2 to two years – and the PH airport committee should stay involved and keep the BOD informed.

*Town Hall Meeting* – Marion said the Club has been reserved for the Town Hall Meeting on October 23 at 7:00 p.m. Financials; a Transfer Free recommendation, survey results, will be presented to the attendees along with a Question and Answer period.

### **New Business**

*Nominating Committee* – Rick reported he plans to have a Nominating Committee meeting soon. He has a number of recommendations and they should have a good group of nominees.

*Rally for the Cure* – Art stated he has received a suggestion from an owner that the BOD should contribute to the Rally for the Cure. He suggested a \$150 check. The BOD agreed.

*Security Contract* – Art said he had been presented with the Securitas contract for signature, as recommended by the Security Committee. He asked if there were any objections to his signing it. There were not.

*Gardening Plot at Ballfield* – Ron said a gardening plot had been suggested. Marion said that had also been brought up on the survey. Ron said he would investigate further as the BOD had no objections and felt it would be an amenity.

### **Committee Liaison Reports**

*Personnel* – Scott had nothing to report

*ARB* – Ron reported the Standards for Review are in the process of being reviewed and edited. The ARB hopes to have them ready for the October BOD meeting.

He also reported Ed Stempien had question whether approval was needed by the BOD for the ARB Guidelines. He reported the ARB felt it is appropriate to have BOD approval. He also requested the BOD approve a change in language for the ARB Guidelines, which follows:

"In the event of an emergency or an extremely time sensitive request for ARB approval is requested by a property owner, the ARB Administrator shall first attempt to contact the ARB Committee Chairperson. The ARB Chairperson will in turn contact ARB Committee members, review the request, and with a quorum vote make a decision.

In the event the ARB Administrator cannot reach the ARB Chairperson, the Administrator shall contact each ARB Committee member directly to review the request, and with a quorum vote make a decision.

In the event the ARB Administrator cannot carry out either of the above procedures the Administrator shall consult with the PHPBOD Liaison to the ARB, and the Committee Chairperson (if available) for guidance, and determine a course of recommended action to address the emergency/time sensitive request."

The BOD approved the change.

*Advisory Committee* – Ron reported that the Advisory Committee learned that

- the Fish Haul Gate is under review by the Club,
- Claude denies grass is being put in the lagoons by the Maintenance Staff. However he has admonished them to make sure it does not happen.
- No decision has been reached on the 2010 dues
- Golf memberships are stable.

Ron will discuss the gate, post hurricane clean up, a gate pass reported to have been given to contractors by the Club, and the ratio of resident to non-resident golf memberships.

*Covenants* – The committee will be meeting in the next two weeks. Ed Stempien, Chair, reports that Fred Keever has resigned and he is asking Gayle Fisher to replace him.

*Security* – Tom reported that there is a drop in speeding incidents and that garage doors are being left open again. The guards notify owners with hang tags. Domestic disputes have increased. There was a request by an owner to ride motor scooters. Marion will advise them it is against the covenants.

Art reported an owner insisted on entering the Plantation with his motorcycle. Marion will draft a letter for Art to send to him regarding his inappropriate behavior. Ron said Claude reported that golf balls were being stolen by bushel baskets and that Security did not respond when called. Tom pointed out that the golf course is not their territory but Marion will check on why there was no response.

*Hurricane* – Marion applauded Tom for keeping them away all during the time he has been on the Committee. Tom reported that the Town of HH has a contractor who will pick up all hurricane debris if it is put at the curb.

*Environmental* – The lagoons are down and there is a considerable amount of debris. The Lake Dr. has been advised and is addressing it. Carp, paid for by the owners, has been put in the residents' lagoon in an effort to control weeds.

*Maintenance* – Issues regarding pot holes are being addressed.

*Finance* – Discussed earlier.

*Security* – Discussed earlier

### **Adjournment**

There being no further business, the meeting was adjourned at 10:00 AM. The next scheduled meeting of the BOD is Friday, October 15, at 7:30 a.m.

Respectfully submitted,

Rick Smith, Secretary