

*Palmetto Hall Plantation Owners' Association*  
2011 Board of Directors Meeting Minutes  
September 9, 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. Ken Olivolo, ARB Chairman, did a short presentation during the meeting.

**Approval of Minutes**

Scott asked for approval of the 2011 BOD August Meeting minutes. David moved the minutes be approved; Ron seconded the motion; and the minutes were unanimously approved.

**Plan for Our Future (Financially)**

Overall, August was another good month with Revenues above budget and Expenses less than planned, for both the month and YTD results.

*Revenue*

- We received Residential Assessment Income (I-101) of \$3,402 for the month; and this is \$572 favorable. YTD, we received \$601,737, slightly over the annual budget amount of \$601,650.
- Decal Sales (I-103) at \$770 were (\$30) unfavorable for the month, and (\$630) unfavorable for the year.
- Gate Receipts (I-103.1) at \$5,215 are \$1,215 favorable for the month and \$5,706 favorable for the year.
- In August we received a partial payment of \$519 for Heritage's June reimbursement billing (I-202) of \$1,066. We did not receive July's reimbursement of \$1,531, due August 31, but this is not yet a cause for concern.
- All Other at \$2,397 includes the Heritage reimbursement (I-202) of \$519; Road Impact Fee (I-107) of \$500; Miscellaneous Income (I-304) of \$500; Late Charges (I-302) of \$316; and Capital Reserve Interest Income of \$213. As a matter of note, Late Charges have yielded \$1,846 YTD.

*Expense*

- Grounds Maintenance Total (E-108) was \$2,475 favorable for August and this is simply under spending on budgeted items such as Mailbox Maintenance, Drainage, and Airport Screening, totaling \$2,832.
- Security Total (E-400) is right on target.
- Association Management Total (E-500) is \$570 favorable; primarily less spending on personnel costs.
- All Other:
  - Irrigation Repairs (E-107) at \$2,390 are for stuck valves, battery replacements, and a broken head pipe on Ft Howell.

- Plantation Utilities Total (E-200) which is electricity and water at \$1,831 is very close to its monthly budget.
- Legal & Profession (E-602) at \$2,252 is for e-mails and telephone calls with outside counsel regarding the Time Warner Contract, Storm Water Mgmt., and the Airport. Through August, E-602 is \$15,040, \$40 over the annual budget of \$15,000.

*Comments*

- We have already moved \$40,000 into Capital Reserves, one half of our annual plan and recommend making the 3rd installment of \$20,000 in September.

Joe made a motion to move \$20,000 from the Operating Fund to Capital Reserve. Ron seconded the motion which was unanimously approved.

*Assessments-* Marion reported that Assessments received have surpassed the budget projection. Families on the payment plan are paying regularly. There are two foreclosures that have not paid but it has been reported that they have contracts in place that are being reviewed by lenders.

**Improve Community Appearance and Plan for Infrastructure –**

Tom Renshaw reported that at a recent meeting he was told that the Covenants Committee was unhappy regarding the mailboxes in the Plantation. Discussion took place regarding the responsibility for the mailboxes. They felt that Palmetto Hall should have attractive uniform mailboxes.

The BOD stated:

- All mailboxes will not be replaced until the roads are completed.
- Covenants Committee should identify up to 50 mailboxes that need immediate attention.
- The Maintenance Committee should handle repairs at the owner's expense.

*Flag Committee* – Tom Rogers was made Chair of an ad hoc Flag Committee. The Town of Hilton Head said the flag must be back 40' from the road. However, they would consider a variance. The BOD suggested the flag be put behind the guard house or near the marquee

*Roads Roundtable Meeting* - David reported that the Roads Roundtable meeting is planned for Tuesday, October 18 at 9:00 a.m. Marion said she will be sending the letter to invitees shortly but she has had verbal commitment from two to three POAs. Bob Gentzler will draft an e-mail to send to the invitees.

**Improve Communications and Develop Community Spirit**

Marion announced the dates for Newsletter articles is October 14. The Newsletter will be mailed the first week in November. The Owners Package with Annual Meeting information will be mailed October 27.

The Bike Ride to the Fort is scheduled for October 15.

The picnic is planned for September 10.

### **Town/County Issues/Governance**

*Airport Status* – Tree Cutting and Removal started September 8. There is an upcoming Council meeting regarding several future airport projects which are based on FAA Grants. Ron and Bob will attend and report back in October.

*Stormwater/Drainage* – Jeff Locker, POA attorney, reviewed the document and sent back information regarding minor issues. CNL has not yet responded.

### **Community Relationship with Heritage/CNL**

*Easement for Gates* – Scott advised there has been difficulty receiving the current easements from Greenwood. Jeff Locker is working on the easement items.

*Maintenance Committee Report* – David informed the BOD regarding a proposal for repairs to the property along the Club. David had a meeting with Claude who declined to pay for a portion of the repairs. He said he would pay for the cost of the water but did not want to put that in writing. Ron suggested he will raise the issue at the Advisory Committee Meeting. Mike will contact Ray and discuss with him. Marion will put on the agenda for October.

### **ARB Committee Chair Report**

Ken Olivolo reported on the status of the ARB at this time. His presentation is attached.

### **Committee Liaison Report**

*Hurricane* – Tom said everything is calm to date

*Covenants* – There was a Covenants Committee meeting. They have done a bush hog ride around and will be doing a violation ride-around. Tom Renshaw, liaison to the BOD, requested the Committee review the Covenants and recommend changes in time for inclusion in the annual package. They declined to do so. **(Bob – please delete if you do not think it should be included)**. The committee is recommending quicker action on violations – more fines and BOD hearings.

*Security* – Mike is discussing with Securitas additional cameras and an emergency response scanner.

*Palmetto Hall Signage* – Mike is awaiting final approval from the Town of Hilton Head attorney, Curtis Coltrane.

*Environmental* – A deer survey will take place the week of September 12, 2011

There are new algae blooms in the lagoons that the Lake Dr. has been advised and treatment is expected ASAP.

There being no further business, the meeting was adjourned at 10:45 AM. The next scheduled meeting of the 2011 BOD will be held on Friday, October 14, at 7:30 a.m. in the BOD Meeting Room at the POA office.

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