

Palmetto Hall Plantation Owners' Association
2009 Board of Directors Meeting Minutes
February 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; Tom Renshaw, Scott Slawson and Ron Smetek, Members-at-Large. Marion Gorczynski, Association Manager, was in attendance. Rick Smith, Secretary; was absent.

Approval of Minutes

Marion presented the January 30 for approval. Tom Renshaw requested the minutes be approved as presented. Ron Smetek seconded the motion, and the minutes were then unanimously approved.

Treasurers Comments to preliminary year ending 2008 numbers

Joe Bogacz stated the 2008 financial report was not final yet. Cherry, Bekaert & Holland were waiting for information from UBS to finalize the numbers. The January financial report could not be completed until the December, 2008 audit was completed by CBH.

Joe reported a CD for \$36,000 had been opened at Beach First at 3.25% interest. He is going to open today another for \$64,000 at 3.25% and one more in the CDers program for \$70,000 at 3% interest. Another CD is maturing at UBS on 3/11/09, and the Finance Committee will review where to put that money.

After the last meeting, Art, Marion, Joe, and Rick Smith met with representatives from UBS. At that time, it was decided to disengage PH business from UBS. The finance committee is deciding on the correct location for our operating account. Local banks seem to have favorable rates.

Scott asked about the extra money in the Compliance account. Marion reported that it is interest that has accumulated over the past few years and she realizes it should be put in the operating account but is waiting until the accounts are moved from UBS.

Old Business

Shared Maintenance – Marion reported that Claude has stated that Heritage does not own the Fish Haul gates and, therefore, would not pay for the electricity for them. Bob said he has been out of town and has not discussed the Shared Maintenance issue further with Claude.

Roads Project – Bob reported that Jud Johnson has declined work on this project due to his schedule. Bob called APAC, a paving contractor, who did paving work in HH

Plantation, Rt. 278, and Palmetto Dunes. He and Jeff DiBiasio were going to meet with APAC on Friday. Art reported that he had discussions with Jeff and Jeff was going to contact C2 again.

New Business

Letter to Owners – Tom Renshaw presented a letter he had composed to be sent to owners regarding the roads and our Reserve Funds. A property transfer fee will need to be initiated to generate funds and likely will need to be augmented by a special assessment. Art asked that the BOD take the letter home, review it, and be ready for discussion at the next meeting. Tom felt that information sent to owners should state that a special assessment is for ROAD WORK ONLY. Tom felt it is clear that our roads are deteriorating, will require substantial repairing over the next 10 years, and that up to now the POA has not generated adequate Reserve Fund monies.

Art suggested that, after reviewing gate receipts from other plantations, PH should increase the gate fee for four wheel vehicles to \$10. Other fees were comparable. He also stated that the Security Committee should review decal charges in the Fall.

Art also stated he felt that the BOD should add an item to the Priority Items. It is a party at the Ball Park in the summer or fall. He asked Scott Slawson to spearhead this and said Jim Webb would help.

Art also reported that he attended a Hilton Head Island Gated Community Presidents Meeting and heard a speech regarding zoning and planning for the Town. It was also reported that 70% of the island is in gated communities; that the Town has acquired 1171 acres to be stay green; and they have budgeted \$3 million for police and \$9 million for the fire department. Also, 70% of the island population is permanent.

Storm Water Agreement – Bob Richardson reported he had just received a copy of the storm water agreement and had not had a chance to review it. He asked Marion to forward it to the BOD for their review and discussion at the next meeting.

Hearing – Home on Saxton

The owners of a home on Saxton joined the meeting to present their request for a change on their submission to the ARB and asked that their garage door and columns on their home be allowed to be painted white. The ARB had disapproved that change previously. They also said that their compliance fee was paid by the builder; they had terminated their contract with the builder, and requested the compliance fee be returned directly to them. They then left the meeting.

In discussion on the issue, the BOD supported the ARB in their decision which was: Sailcloth color is approved on garage doors and all columns (front and rear). If all trim is painted white, then garage doors, and all columns (front and rear) may be painted white.

Art reminded the BOD that fees have always been returned to the person submitting the check and that we should not deviate from this policy. He also suggested that Marion sit down with the parties involved when the checks are ready for disbursement and try to work out an agreement. Bob asked if a portion of the final inspection had been completed and Marion advised the field inspector is not asked to do an inspection until all items have been completed, as he is a paid inspector, and she tries to have him only go out one time for a final inspection. She will ask the owner to advise her when the garage doors and columns are painted according to the ARB decision.

Tom Renshaw presented to the BOD a computer/software program called Gate/Sure for the security gate that was demonstrated to the Security Committee by Securitas. He said the program had quite a number of upscale features but he did not think we necessarily needed them. The cost would be \$1200 per month for three years. He said at the same meeting John Reda had demonstrated the program that we currently have, which he developed. The guards use it at the gate, but it is administrated from the office. John said the only problem with the current system is that the computer is very old and needs to be replaced; and that he has no back-up. Marion said she had looked into a company that could handle any problems the office might have if John is unavailable. Tom suggested the POA create an I.T. Committee to oversee our computer hardware status and develop needed software programs, assuming that such expertise is available among our members. The BOD decided to have John replace the computer.

Art asked Tom to check into the cost of having cameras installed at the gate.

Bob reported that the cost of fencing the ballpark was very expensive. He suggested post and chain at the two locations where cars can drive in. The BOD asked him to review the feasibility and cost.

Ron conveyed Bill Coleman's thanks for the BOD support of him as a member of the airport committee for Beaufort County. He has not heard any information on whether any decision on new members had been made.

Report of Committee Liaison Officers

Personnel – Scott suggested a portion of the April meeting be an Executive Session for review of personnel.

Environmental – Bob reported the Committee will meet Friday, February 27. The BOD requested that additional bird houses, bat houses, etc. be added. Bob said he will bring back a proposal from the Committee at the next meeting.

Maintenance – Tree trimming was done in January; irrigation work was being done in February; and sign replacement is being investigated. Work is on-going.

Hurricane – Marion reported the Town will take care of clearing the roads and debris that is stacked along the roads. The same firm that is handling debris removal for the Town will follow up with any additional needs the POA may have.

Marion also reported that several plantations have had owners fill out forms for the debris removal company to tarp their homes in the event of a hurricane. The company will bill the POA who in turn would bill the owner. The BOD asked Marion to submit a copy of the form for their review.

Finance – Joe reported the review is almost completed and CBH is preparing the taxes. The Finance Committee is preparing for the change from UBS, and looking at the best ways to invest capital reserve monies.

Communication – There had no been a meeting. Art had no report.

2008 BOD Top Priority Items

- Hire a contractor to give us an estimate for the road repairs/replacement as soon as possible
- Better communication with owners NOW
- Improve reputation of the BOD with the community
- Identify Revenue Opportunities
- Plan a party/picnic for owners at the ballpark in summer or fall

There being no further business, the meeting was adjourned at 10:45 p.m. The next regularly scheduled meeting will take place at 7:30 a.m., March 20, 2009 in the PHPOA office.

Marion E. Gorczynski
Association Manager