

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 19, 2021**

CALL TO ORDER: Pat Paxson, President, called the meeting to order at 9:00 a.m.

ATTENDANCE: *Board Members:* Pat Paxson, Bill Fox, Nancy Seeds, Mary L'Heureux

ABSENT: Nancy Southard

Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford– Architectural Review Committee, Santo Perry - Activities Committee, Cathy McElroy – Property Committee

Absent: Diane Connelly – Architectural Review Committee, Liz Maass – Property Committee

Contractors: Jim Luneke - Administrative Consultant, Jean Hohenberger – Accounts Receivable and Diane Gascoigne - Recording Secretary

Also present were: Russel Clark, C. J. Jenzano, Cathy Smith, Philip Duck, Linda Moore, Elizabeth Borkowski, Debbie and Herman Rebocho, Donna Ebling, Santo Perry, James Bond, Mike Wilcox, Nancy Abernathy, Frank Panichi and Tony Rollo

RESIDENT PARTICIPATION:

- C. J. Jenzano of Hickory Lane said there was a notice in the “News and Views” saying if a resident didn’t want Hardee Maintenance to care for the first six feet of their property, they should submit a form. She questioned whether the HOA dues would go down if work was taken away from Hardees. She also said yard work starts at her house at 7:00 a.m. on Mondays. Why don’t they work on common property until 8:00 a.m.? C. J. also said the waterspout in the lake on Hickory Lane does not work and the pond looks bad.
- Dennis Arena of Hickory Lane said there has been a vacant house near him for a year and a half. The yard is in disarray. He wrote a letter to ARC a month ago, but nothing has been done.

NOTE OF PASSING RESIDENTS:

Roger Adams of 114 Mayberry Lane passed away on April 8, 2021

Janet VonDeck of 179 Hickory Lane passed away on April 29, 2021

Susan Winters of 109 Cricket Court passed away on May 11, 2021

Jerry Richardson of 118 Berry Tree Lane passed away on May 11, 2021

Moir Kirker of 102 Moss Circle passed away on May 17, 2021

NOTE OF NEW OWNERS:

- Anthony and Michelle Lupoli purchased 109 Boxwood Lane on April 6, 2021
- Deborah Rezendes purchased 228 Cricket Court on April 15, 2021
- Brenda and Laverne Mohl purchased 121 Boxwood Lane on April 21, 2021
- Douglas and Gail O’Neil purchased 122 Myrtle Trace Drive in April of 2021

APPROVAL OF MINUTES:

Nancy Seeds moved and Bill Fox seconded the motion to accept the minutes of the April 21, 2021, Board of Director’s meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Santo Perry reviewed recent and upcoming events and said attendance is now increasing.

Mary L’Heureux moved and Nancy Seeds seconded the motion to accept the Activities Committee report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there are two agendas for review. She also asked permission to respond to Dennis Arena’s question regarding the unkempt property on Hickory Lane. First of all, ARC did not receive his letter. However, she did say there are presently three properties in Myrtle Trace under bank ownership and if the bank will not take responsibility for upkeep, ARC must have Hardee Maintenance take time on the weekend to clear these properties. The property Dennis questioned is on the schedule to be done along with the other two properties. Pat said some banks do not do anything and there is nothing ARC can do about it. ARC, according to our covenants, cannot enter a resident’s property until the grass/weeds etc. are over one foot tall.

Bill Fox moved, and Nancy Seeds seconded the motion to accept the ARC report as written. The motion passed unanimously.

PROPERTY COMMITTEE – Cathy McElroy gave the Property Report in Liz Maass’ absence. Cathy gave the Board a heads-up that the committee is working on moving the handicapped signs in the parking lot into the actual parking spaces as that is where we are accustomed to seeing them in commercial parking lots. Cathy said the shuffleboard court is now complete except for a small piece of indoor/outdoor carpet.

Mary L’Heureux moved and Nancy Seeds seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley said the next issue of the “News and Views” will be delivered on May 31, 2021.

Mary L’Heureux moved and Nancy Seeds seconded the motion to accept the Communications Committee report as written. The motion passed unanimously.

TREASURER’S REPORT – Pat Paxson gave the Treasurer’s Report in Nancy Southard’s absence. She said Myrtle Trace continues to be on solid ground.

Mary L’Heureux moved and Nancy Seeds seconded the motion to accept the Treasurer’s Report as written. The motion passed unanimously.

OLD BUSINESS:

- **Clubhouse and Pool Pre-Covid 19 Status** – Pat Paxson recommended the clubhouse be opened effective today to pre-Covid 19 status. Bill Fox added the pool should be opened as well. Nancy Seeds said the Board would continue to monitor CDC recommendations.

Bill Fox moved, and Nancy Seeds seconded the motion to open the clubhouse and pool effective today to pre-Covid 19 status while continuing to monitor CDC recommendations. The motion passed unanimously.

- **Myrtle Trace Activities Committee Standard Operating Procedure and Guidelines for Hosting an Activity** – Pat Paxson said once again the Board will wait until next month to act on this.
- **US Flag Lowering to Half Staff Policy** - Nancy Seeds said in accordance with the U.S. Flag Code, the U.S. flag in Myrtle Trace will be lowered to half-mast on 9/11, Pearl Harbor Day and until noon on Memorial Day. At all other times the Board will decide whether to participate. Nancy said when the President of the United States or the Governor of South Carolina wants the U.S. flag lowered to half-staff those of us who fly the flag are invited

to lower our flag, not ordered. Nancy said the Board will be polled each time the President or Governor lowers the U.S. flag and will act accordingly. Nancy Seeds will also place a notice outside the clubhouse explaining why the flag is flying at half-staff. This information will be in the next issue of the “News and Views” and the Board will vote on it next month.

- **ARC Flags and Flag Poles, Section F, Page Nine under ARC Guidelines** –Pat Paxson said it was in the “News and Views” that ancestral and service flags will be added to the existing garden and recreations flags that are allowed on homeowner property.

Nancy Seeds moved and Bill Fox seconded the motion to approve the ARC revision to add ancestral and service flags to homeowner flags allowed. The motion passed unanimously.

NEW BUSINESS:

- **New Resident Orientation on May 13, 2021, from 12:00 p.m. – 2:00 p.m. and 3:00 p.m. – 5:00 p.m. Another Orientation will be held on May 24, 2021, from 12:30 p.m. – 2:30 p.m.**
- **Tern Lake Pipe** – Bill Fox stated that the pipe in Tern Lake is leaking, and the water has been lowered enough to put a concrete border around the pipe. The cost will be approximately \$1,500.00.

Bill Fox moved, and Nancy Seeds seconded the motion to approve the amount of \$1,500.00 to take care of the problem with the pipe on Tern Lake. The motion passed unanimously.

- **Sod for New Areas Where Retaining Walls Have Been Placed** – Bill Fox asked Pat Hosford to address this. Pat said it was due to the drought that the seeding didn’t work, and she proposed sodding the areas around the retaining walls.

Bill Fox moved, and Nancy Seeds seconded the motion to allot up to \$1,500.00 for the purchase of sod for the new areas where retaining walls have been placed. The motion passed unanimously.

Mary L’Heureux moved and Nancy Seeds seconded the motion to approve \$300.00 for the drainage problem at 229 Cricket Court to dig through the berm on common property and place a catch basin on common property with a six-inch pipe. The motion passed unanimously.

Bill Fox said the issue on Cricket Court that is on common property will be taken care of at the Board’s expense and the part on the homeowners property is up to them to cover.

- **Historical Display for Myrtle Trace is available from Ron Grove** – Pat Paxson said this is available to borrow if anyone wants to.

CORRESPONDENCE: There was none.

MEETING RECAP:

- Bob Ebling of Laurelwood Lane asked if the Board would consider adding Veteran’s Day to the dates the U.S. flag is lowered. Nancy Seeds responded that according to the U.S. Flag Code the Board decided not to. Flag lowering is in memory of deceased individuals only. Bob Ebling also cautioned everyone that he is seeing a lot of Poison Ivy this year so be careful when you are gardening.
- Hermann Rebocho of Myrtle Trace Drive asked Pat Hosford in reference to trucks not being allowed in homeowners driveways over-night, what are the rules for motorcycles? Pat replied that is up to the Board not

the ARC Committee. She did say, however, that trucks are not allowed in driveways at any time not just at night, unless they are being used.

- Philip Duck asked why trucks are not allowed in driveways. Nancy Seeds responded that this has been discussed many times. The reason at the time this rule was put into place is because Myrtle Trace was designed to be a residential, retirement community and it still is. She said in the south we have many more trucks than up north so the original covenant makers didn't see the need for trucks and were concerned about the look of the community. To change the covenants is a huge undertaking, extremely expensive, difficult and time consuming. The Department of the State of South Carolina Covenant is registered with this in it, and you have to have approval to change it. The majority of the homeowners in Myrtle Trace still do not want trucks in driveways.
- James Bond suggested taking \$1,000.00 from one of Myrtle Trace's CD's and getting a microphone that works for the Board members to use so everyone can hear. If the existing one is working, he would like people answering questions to use it. James had issues with the money spent on the kitchen renovation. Why not put a heater in the pool? Bill Fox answered that the kitchen had been approved by the Board a long time ago and the bills have been paid. It is a past issue. All homeowners were asked for input and the vast majority agreed to the renovation. In regard to the pool, Bill suggested homeowners get on a committee or run for the Board with their suggestions for Myrtle Trace. Nancy Seeds added that the kitchen was part of a total clubhouse renovation. Some items had to be replaced to keep us up to code. We are under a commercial code, not residential.
- Nancy Abernathy of Candlewood Drive asked if no trucks in driveways overnight included guests. Pat Paxson said yes, and you can obtain a parking permit for the clubhouse parking lot. Pat Hosford added that an RV is allowed in a person's driveway for up to 48 hours if it is being serviced and cleaned.
- Russell Clark of Timberline Drive said he thinks we should have an attorney look at the rules and covenants. Bill Fox answered that Myrtle Trace does have an attorney and the Board meets with her numerous times each month. Two thirds of homeowners would have to vote to change a covenant. You can petition homeowners and bring this to the Board; at least 50% of homeowners must sign the petition.

REMARKS FOR THE GOOD OF THE ORDER:

Mary L'Heureux thanked everyone for coming and bringing issues and concerns and contributing to the discussion. You are appreciated. She said the Board does try to listen to each of you and respond as well as they can. Nancy Seeds said she knows how difficult it is to understand why things are done the way they are. The Board tries their very best to inform everyone of everything, but a lot of residents don't read the "News and Views". Pat Paxson also thanked everyone for attending and bringing up their issues or concerns. She asked that these people get involved in the community and get on committees. Bill Fox said don't hesitate to come with questions. It makes the Board think about things they might not have. That is what makes this community what it is. We have to have rules and regulations if we want Myrtle Trace to stay nice. If you can prove there are things we ought to change, we will consider it.

Bill Fox moved, and Nancy Seeds seconded the motion to adjourn the meeting at 10:15 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary