

MYRTLE TRACE PROPERTY COMMITTEE

August 11, 2020

Liz Maass: Chairman, Rich McEvoy – Vice Chairman, Nancy Southard- Board Rep Claudia Allensworth, Tom Gray, Thor Kongvold, Jeanne Niziol, Marion Sustakoski, Herman Rebocho, John Sperger, Ron Grove, Cathy McElroy, Leo Reger, Walter Gardner

Meeting called to order: by Liz Maass at 9:29 AM

Welcome Guest: Elizabeth Borkowski

MINUTES APPROVED: Cathy McElroy made the motion to approve, with correction of the date stated in the heading, Walter seconded and all approved.

Old Business:

- In Roger Kirschner's absence Chairperson, Liz Maass stated that there were a number of issues/repairs with regard to the pool in need of attention.
- A temporary fix to the retaining wall at 135 Myrtle Trace Drive has been approved as reported by Rich McEvoy.
- Mailboxes were discussed as the responsibility of Jean Hohenberger, homeowner makes request for repair or replacement and Hardee crew repair or replace (the cost of a complete mailbox is \$47.00.)

SECTION/INFASTRUCTURE REPORTS

- Phases 1 & 2: Hermon Rebocho - Received no new calls; still working on Shuffle Board repair/replacement, need bids to be sent out when approved by the Board, received one bid back, no additional interest at the moment for going forward.
- Phase 3: Ron Grove: No issues to report
- Phase 4: Marion Sustakoski:

109 Birchwood there is a dead tree on property and 2 leaning which will present blockage to Birchwood and Moss Circle in future storm. Son of deceased homeowner has been contact four times without resolution/response. Next step-Pat Hosford will contact the Association's lawyer in an effort to get response and resolution from owner's son.

- Phase 5: Paul Sallas:

117 Laurelwood called to report clippings being blown into ponds from 102 through 104 Bentwood. He called Service and they will correct in the future, he will follow up next month with resident on Laurelwood. (In Paul's absence, the report was emailed to the secretary)

- Phase 6: Cathy McElroy No issues to report
- Phase 7: Gary Cooper : No issues (via email in Gary's absence)
- Phase 8 Claudia Allensworth

218 Glenwood Dr. received 2nd complaint of need for cleanup in ditch in back of property;

253 Glenwood Dr. requested to know who is responsible for Cleanup in wooded area behind her home;

234 Candlewood Dr. HOA hadn't mowed her common area, *issue resolved*;

1216 Loblolly Lane, Resident requested guidelines for parking his sons RV in his driveway for a week. Referred him to Blue Book guidelines and policies, suggested he call Pat Hosford, resident then went to the Board.

245 Candlewood Dr. this was a follow up on lake condition in back yard, no better.

240 Candlewood Dr. new resident complaining the lake in back is lower than ever since moving here.

1. **Cabana and Pool** Report/budget submitted to Liz from Roger

2. **Clubhouse** Thor is working on replacing light bulbs; new sump pump is in place with a cone to alleviate someone tripping; filters for air circulation in clubhouse; looking into solar sensor lighting for outside front of clubhouse and parking lot being considered. Thor asked, in the absence of Terry, who resigned, who will be responsible for purchasing of supplies for clubhouse, i.e. cleaning, paper products.

3. **Garden** No issues to report, previously submitted their budget

4. **Gates** No issues. Walter did report that someone was attempting to open the gate manually and approached the person who retreated to their car without incident.

5. **Lakes** Bio Blocks received and placed in lakes to aid control of algae, four (4) ordered and broken up into six (6) and have been placed, they should be good for a year or more. Fish have also been placed in lakes. It was suggested due to the many concerns from residents regarding the water levels that a note be once again placed in the News and Views regarding the protocol taken prior to a hurricane or severe weather threat.

6. Roads and Signs

Rich stated the actual price for additional road/phase signs to be approved by the Board is \$2,400.00, which is needed before moving ahead.

7. Trees

Leo reported that one tree was down due to hurricane and resident has paid for removal. Additional tree removal costs are \$2,300.00 which will be done on 10/8 by Mr. D's Tree Service.

DISCUSSION HIGHLIGHTS:

- Liz announced the resignation of both Alice and Terry McTarnaghan, and welcomed Jeanne Niziol, taking over for Alice in her absence and Marion Sustakoski as the new Phase 4 representative.
- There was a question regarding replacing mailboxes, Jean Hohenberger is initial contact person, the Hardee crew put them together and put in place. Total replacement cost is \$47.00.
- Discussion on Flooding on Myrtle Trace Drive from homes on 120-128 MTD, swales may be blocked by tree roots; Rich will discuss the issue with Hardee for solution.
- Some concerns were discussed regarding expenses for various utilities in the budget. Some of the items which are specific to a vendor contract are responsibility of the Board who negotiate such contracts, i.e. Recycling, Propane tank and replenishing, etc. Liz and Claudia will meet this week with Nancy to go over budget placement of expenses.
- Herman introduced committee to an anti-bacterial killer product to be used in bathrooms and cleaning of various surfaces in clubhouse and pool equipment/furniture, once sprayed on a surface it will last 24 hours. Thor and Liz will check with cleaners to inquire what products they use currently using.

- Nancy noted that the board asked Property to look into the possibility of placing cameras around the club house and parking lot areas. Herman suggested placing one in front of club house and would volunteer to monitor the films and continue to investigate. Nancy commented on not using HTC for any surveillance.
- It was once again discussed that included with the note in the N & V for hurricane preparedness that only debris from the storm will be removed from property by Hardee and a time frame for the pick up after the storm. Hardee would be instructed to only pick up that debris not normal yard cleanup.

MEETING ADJOURNED: 10:25 AM Motion was made by Cathy McElroy and seconded by Rich McEvoy

Respectively submitted: Jeanne Niziol