

MYRTLE TRACE PROPERTY COMMITTEE

March 8, 2022

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Nancy Seeds & Bob Ebling- Board Reps; Tom Gray, Herman Rebocho, Dave Rudnicki, Thor Kongvold, Claudia Allensworth, Elizabeth Borkowski, Marion Sustakoski.

Meeting called to order: by Liz Maass at 9:35 A.M.

Welcome Guest(s): Joe Bastian

Minutes of 2/8/22 Approval: Tom Gray made the motion to approve, and it was seconded by Claudia Allensworth, all were in favor. The minutes were approved with a correction under Old Business item #2. Weapons restrictions signs were posted in 4 areas, one at the Clubhouse entrance, two at each Pool entrance and one in the Recreation area.

Board Liaison report: Nancy Seeds noted that she will be forwarding Board Impacts with regard to Property on to the Committee prior to each meeting. Nancy also reported that the Pear Tree project is fully funded, and the Dredging Project is funded this year as well. An informative Contract Workshop was held for the Board members this Fall, noting that Hardee's contract is to be renewed this year. There was discussion regarding the procedure of bidding for contractors.

OLD BUSINESS:

Power Washer - It was discussed that the committee hire a commercial company to power wash the clubhouse and the sidewalk rather than purchase equipment. Nancy added that an independent contractor will own their equipment and will be insured if any problems occur, also noting that the Association does not own or purchase equipment. It was suggested to wait until the Pear Tree project is completed before doing additional cleanup around the Club House.

Club House property upkeep - Thor had purchased some hanging plants for the front noting they will have to be watered. Claudia volunteered to trim the dead plants and will do the watering, she asked for access to faucets and hoses. Thor said he would set everything up outside.

Gate reflectors - Herman noted that he has placed the new reflectors on the gate

PHASE/INFRASTRUCTURE REPORTS

Phase 1: Debi Perry - Debi forwarded her report to Cathy. Two issues were reported - 1. Santee Cooper was called about the poll across from the Club House being bent and not working which has since been repaired. 2. A light between 120 and 122 Hickory Drive was out and as of Saturday night had not yet been repaired.

Phase 2: Herman Rebocho – Received one call from Phase 1, a new resident complaining the neighbors' birdfeeders are allowing birds to mess his driveway. ARC representative has been informed and will follow-up.

Phase 3: Ron Grove – Report sent to Cathy. A light post needs painting by the Electric Company. Called the Electric Company and left a message with pole number, street name and number of resident's home where located. He will call again if not completed by 3/11. He also viewed other light poles on that street and they are in good condition.

Phase 4: Marion Sustakoski – Received a request form 154 Myrtle Trace Drive for assistance in up righting her mail box that had been knocked over. Referred Request to Chairperson Liz Maass who in turn notified Hardee's for assistance, mailbox has been fixed. Three trees have been removed on Moss Circle.

Phase 5: Paul Sallas: absent

Phase 6: Cathy McElroy: A light on 106 Linden Circle was out. She asked about the list of pole numbers, liaison Bob Ebling was hoping to obtain for Myrtle Trace, Bob said he is still working on obtaining the list, which is not a simple process, but he will continue to work on it.

Phase 7: Brian McGraw: absent, no report

Phase 8: Claudia Allensworth and Elizabeth Borkowski: no reports. Liz Maass reported concerns from resident in Loblolly allowing fencing behind her home near roads and golf course, this issue has been passed on to ARC.

1. **Cabana and Pool** - Dave Rudnicki – A meeting is to be set up in April with the new Pool monitor lead person and a flyer is being prepared to place in the News and Views asking for volunteers to sign up for monitoring as well as attending the April 9th meeting. Dave has discussed the removal of the pool cover, the date of April 13 has been agreed upon.
2. **Clubhouse** - Thor questioned whether the propane tank had a refill program in place. He noted that the tank is 70% full, he will check further about a contract. Liz asked Thor to follow up on replacing the suction cups for the glass tables in the clubhouse, he will go to Lowes and purchase replacements. Liz also reported that the broken glass table has been ordered.
3. **Gates** - Brian McCraw/Herman Rebocho – Herman reported that the new reflector tape has been placed on the gate.
4. **Lakes and Ponds** - Tom Gray reported that he and the Board met with the new Lake Management company contact, Mr. Black. They took a tour of the ponds to review the proposed dredging project. Another meeting is scheduled for Wednesday. Nancy Seeds noted that the dredging will be done prior to the retaining walls. It was also discussed that the road work on Pear Tree will begin with first adding rock and the road will be accessible prior to the actual paving which should take approximately three days after the pre-work is completed. Palmetto Paving should have permits obtained and work may begin after receipt. There was a question regarding the removal of a pole by Santee Cooper.
5. **Road signs** - Tom Gray reported on the street sign for Pear Tree which is still under discussion as to how it should read – Club House; Pool; Recreation Area. The Board has this item for discussion.
6. **Trees** - Leo Reger – Leo has agreed to remain on the Property Committee as the Liaison to the Hardee Group. A replacement is being considered for Trees and Leo will work with that person when they sign on.

NEW BUSINESS:

Herman reported the installation of new cameras at the Pool without sound being turned on. The new cameras are much more sophisticated than the original.

Open Discussion:

The telephone in the clubhouse can be used to dial out by first dialing #1 then the number to be called. It was also mentioned that the Pool telephone is ONLY for 911 use not for personal phone calling.

Thor brought up the discussion regarding the placement of the retaining walls and the fact that the wildlife are having problems moving from the water to the land, especially the turtles and small ducklings. He wondered if the new bulk heads would allow an exit for the animals.

Tom brought up the signs at the back gate needing replacement. He knows of a sign company and will check for replacing as well as some of the STOP signs, which are in poor condition, that may also need to be replaced.

Dave noted that he is still waiting for the edge of the Pool painting to be finished, he has the paint but needs a new volunteer.

MEETING was ADJOURNED: 10:45 A.M. The Motion was made by Herman to adjourn and seconded by Claudia, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: April 12, 2022

There were questions regarding the bidding process as stated in the Covenant that three bids are to go out when a contract is up for renewal. Liz asked Nancy if the Board would be going through the process. Nancy explained that if the Board was dissatisfied in any way with Hardee, noting the 30-year relationship, and after reviewing their contract, there

is no need to go out for additional bids. Nancy also stated that it is not all about the dollars, but the quality of work performed.