

PROPERTY COMMITTEE MINUTES

NOVEMBER 15, 2022

Attendees: Cathy McElroy, Co-chair, Deb Rebocho, Herman Rebocho, Joe Bastian, Lee Marino, Susan Granger, Tom Gray, Jr., Dave Rudnicki, David Atkins, Tina Hurley, Brian McGraw, Nancy Seeds, Doug O'Neil

Meeting called to order at 9:30am by Cathy McElroy

Welcome to Guest: Doug O'Neil, guest of Nancy Seeds

The minutes of October 11, 2022 were accepted by Tom Gray, Jr., seconded by Herman Rebocho.

Nancy Seeds, Board Liaison: Nancy advised that the side walk between Berry Tree and Pear Tree was repaired by Hardee. Hardee volunteered to repair the sidewalk when she had requested a can of spray paint. No cost to community.

She also advised that the back gates will raise upon the sound of sirens, and remain in an upright position for 15 minutes. Unfortunately, the Hardee leaf blowers are on the same frequency, so the gates will raise up during leaf blowing and remain upright until the leaf blowing is complete.

Old Business: Tree commission holding meeting 11/16/22. Brad Fowler, Clemson Extension Arborist will be guest speaker.

The fire hydrant reflectors (18 total, 3 in stock 15 on order) will be installed by Tom Gray, Jr. Tina Hurley has contacted the water department, and they test the fire hydrants every 3 years. Street are in various rotation. She also advised that if hydrants are on private property, homeowners should leave a 3 ft clearance around the hydrant when planting shrubs.

The board will be asked to approve \$12,820.00 for Lonnie to repair/paint maintenance building/fencing, and fencing around lift stations 1 and 2.

Phase/Infrastructure Reports:

Phase 1: Debi Perry has resigned, Herman Rebocho will be taking back Phase 1.

Phase 2: Herman Rebocho reported resident Diane Defeo filed complaint of Hardee blowing debris onto common ground and not picking up. She confronted the Hardee crew and started to record them. In retaliation, they proceeded to harass her (in her words). Liz has been notified of incident, and she will be speaking to Karlene to advise her crew to not confront residents, but to remain polite and report any problems to Karlene, who will then advise Liz.

Phase 3: Ron Grove, not present. However, Paul Sallas reported he received a call of light pole out on corner of Mayberry & Myrtle Trace. Repair has been made.

Phase 4: Marion Sustakoski, not present, no report

Phase 5: Paul Sallas, no issues

Phase 6: Dave Atkins, no issues

Phase 7: Lee Marino, Joe Bastian, Watermain break on Cottonwood same time as cul de sac work. Repair has been made.

Phase 8: Tina Hurley, reported 1209 Loblolly is still awaiting work on damaged trees. Tina was advised that it is on the list, and Leo Reger is awaiting approval from the Board on \$900 bid submitted. See under "Trees". 201 Glenwood, Lantana on common ground strangling other plants. Brian Smith asked if this could be cut back or removed.

Cabana/Pool: Dave Rudnicki: all normal, awaiting the metal no trespassing signs to install. We have plastic, but they are going to be exchanged for the metal.

Clubhouse: Thor Kongvold not present. Debbie Rebocho reported glass table top was broken during the clean up after Veterans Day. See New Business.

Gates: Brian McGraw, no issues

Lakes/Ponds: Tom Gray, Jr., reported electrical work done on Lake Viero, waiting on hose. Then aerator can be installed.

Roads/Signs: Tom Gray, Jr. advised all cul de sac work is done, all road projects completed for this year, bills being turned in. Contracts for 2023 roadwork are signed. Signage issues will be addressed in 2023. He also advised his house is off the market and staying in Myrtle Trace, and he will be remaining on the Property Committee.

Trees: Leo Reger was not present; however, Liz has submitted a bid for \$900 for Board approval for the cutting and removal of trees at 1209 Loblolly.

Liaison to Hardee Group: Leo Reger not present, no report.

New Business: Glass top table broken when extender was dropped. New glass: \$120, plus \$9 tax, plus \$35 delivery fee.

Cathy McElroy will ask Rooms to Go if they have wooden options that can be purchased for table bases as opposed to glass, and if so, use library table as a "trial". Also, will address the board as to options: 1.) keep glass tops and replace, 2.) replace glass tops with wood, if possible, 3.) options for lighter weight extenders which have circumference of 60", 4.) contact a local carpenter to see if birch or plywood tops could be made, 5.) replace tables completely with better option.

Motion to Adjourn: Dave Rudnicki, seconded by Dave Atkins at 10:25am.

Respectfully submitted: Deb Rebocho

Next Meeting: December 13, 2002