

MYRTLE TRACE PROPERTY COMMITTEE
May 9, 2023

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Board Reps: Bob Ebling; Darryl Rhodes; Members: Herman Rebocho, Ron Grove, Paul Sallas, Tom Gray, Jr., Tina Hurley, Dave Rudnicki, David Atkins, Lee Marino, Joe Bastian, Marion Sustakoski, Thor Kongvold, Leo Reger.

Meeting called to order: by Liz Maass at 9:30 A.M.

Welcome Guest(s): Paula Hartman (Cottonwood Lane)

Minutes of 4/11/23 Approval: David Atkins made a motion to approve minutes of 4/11, seconded by Herman Rebocho, all were in favor.

OLD BUSINESS:

- Liz reported on the refurbishing of the Stop Signs and Poles noting four additional signs are to be installed and completed.
- Liz also noted that there have been many good comments regarding the safety railings that were built by Paul Sallas. Paul and Herman completed the project, all needed to be done is the painting. There was discussion regarding the choice of color or stain.
- Herman reported that a plumber was obtained and checked out the faucets in the back of Clubhouse they were in need of new washers.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1&2:** Herman Rebocho – Herman reported that he received no calls from either Phase.
- **Phase 3:** Ron Grove – No issues to report. Ron did note that there is a family of fox in the Boxwood area.
- **Phase 4:** Marion Sustakoski - No new calls to report
- **Phase 5:** Paul Sallas – No concerns/calls from residents of Phase 5. Paul did reiterate that regarding the railings, once the wood has fully dried it needs to be either painted or stained.
- **Phase 6:** David Atkins is no longer the rep for this phase and he did note he has received no calls.
- **Phase 7:** Lee Marino & Joe Bastian - No calls to report

- **Phase 8:** Tina Hurley – Tina reported on the need for signs to alert ALL that there is No Trespassing and No Fishing on our Ponds. The residents have been educated to the Catch and Release Rule when fishing on Common Ground. There was much discussion where people young and old that have been fishing and not releasing the fish back into the Ponds. There are also concerns that scouting has been observed, checking to see where the fish are.
1. **Cabana/Pool** –Dave Rudnick - Dave reported that all went well with the opening of the Pool.
 2. **Clubhouse** – Thor Kongvold – Thor had to add additional magnets to hold up the drop-down stairs in the backroom of the Clubhouse, since the door fell down without warning (no one was injured). Thor commented that the painting of the clubhouse looked great. He also put new caps on the irrigation at the back of the clubhouse that were spouting. There are some shrubs in need of trimming.
 3. **Gates** – Brian McGraw/Herman Rebocho – Liz noted that there were some issues with the new ‘Click to Open’ remote at the back gate and that Nancy Seeds is working on
 4. **Lakes/Ponds** – Tom Gray, Jr. /Leon – Tom reported that all the aerators are up and running. He has a proposal for the aerator contract. Mr. Black (of the lake company Pond) does monthly checks of the ponds and he has noted to Tom that they have shown improvement with the water quality. Tom spoke of a five (5) year plan for the ponds and the Lake Company are in favor of his proposal. A blend of new fish is being considered. Since COVID (3 years) nothing has been done. Tom is preparing to order \$650.00 worth of fish, which are approximately \$10 each.
 5. **Roads/Signs** – Tom Gray, Jr. – Reflectors are on order to complete the back gate paving and Stripping of yellow line. At the end of Pear Tree an electrical box (HTC box) the meter and fuse box repair is necessary, invoice from Felix for his service = \$300.00. Next project is to repair/pave road from Burning Ridge to Cedar Ridge with yellow and line and reflectors.

Signs: Tom has four additional Stop signs to be put in. With regard to proposed **new** signs being posted stating No Fishing and No Trespassing, Tom would like to go to the Board for approval on size and lettering of new signs. The lettering should be Larger and posted on a heavy material on a secure and sturdy post. All present members agreed. It was also suggested to once again put a note in the News and views regarding the “Catch and Release” fishing rules. Another suggestion was to post a sign noting that the water could be Toxic. Tom noted that with the new operational bubblers in the Ponds the fish are easier to locate. In speaking with the Police Tom indicated that signs must be posted before they take any action on calls. It would then be illegal and an arrest may be made.
 6. **Trees** – Leo Reger – Leo reported that there was one tree taken down on Boxwood.
 7. **Leo Reger** – (Hardee liaison) – Leo reported that there were fourteen (14) sod requests handed in and should be completed by the end of the month.

Special Tree Project Sub-Committee – Chairman, David Atkins – David met with the HOA Board to discuss his Committees’ Plan. The Board were in agreement with the Plan. The Plan has been posted on our Website. The committee will begin visiting nurseries to check for planting of a variety of trees and shrubs. The Board is hoping there will be something available for *show* at the October anniversary celebration. Planting is still planned for the Fall.

NEW BUSINESS/OPEN DISCUSSION:

- 40 Anniversary – Liz noted that the community was asked to join in the 40 anniversary celebration by cleaning up and/or painted the mailboxes and paper tubes. The Committee were all in agreement and some have already planned to do so.
- Herman noted that if you are a subscriber to the Sun News one may request a replacement of the paper tube. This will be double checked to see if this still exists for no charge.
- Resident, Paula Hartman had an issue with the back gate not letting her exit. It was noted that at times the sensor needs to be driven close to or you have to back up and try a second time. Ms. Hartman also asked about the noise level from the construction on Myrtle Ridge Road. She wondered if there was a possibility of having some type of structure to handle the noise level as well as the lights. Bob Ebling explained that since the roads being constructed are State roads and Not County the costs for an individual to have something constructed would be quite costly. Bob also suggested that there is a councilman Mickey Masciarelli (Mash) that may be contacted and possibly offer some suggestions. It was suggested to put the Councilman’s information in the News and Views. Another suggestion was to have our HOA Board meet with neighboring Boards to attend the local County meetings for more information.

MEETING was ADJOURNED: 10:25 A.M. The Motion was made by Tom Gray, Jr. to adjourn and seconded by Thor Kongvold, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: **June 13, 2023**