

**MYRTLE TRACE PROPERTY COMMITTEE**  
**August 8, 2023**

Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Board Reps: Bob Ebling, Darryl Rhodes; Members: Thor Kongvold, Paul Sallas, Herman Rebocho, Tom Gray, Jr., Tina Hurley, Dave Rudnicki, Joe Bastian, Leo Reger, Leon Buckley, Ellen Elliott, Leon Deiter.

**Meeting called to order:** by Cathy McElroy at 9:30 A.M.

**Welcome Guest(s):** Board Member, Debbie Rebocho

**Minutes of 7/11/23 Approval:** Joe Bastian made a motion to approve minutes, seconded by Leo Reger, all were in favor.

**OLD BUSINESS:**

- Cathy McElroy noted that the Property budget is completed and sent to the Board for review. Cathy asked the committee members to review the budget handed out. Herman Rebocho asked to remove the \$300.00 from Recreation/Picnic Table & maintaining grounds. Herman made a motion to accept the budget as is and Leon Buckley seconded all were in favor. Bob Ebling did note that the Board has to finalize all budgets received.
- Cathy reported to the committee that on October 26<sup>th</sup> the Property committee will supply a lunch for the Hardee team and asked for suggestions for contributions. Ellen said she would be supplying drinks and cups, Cathy will be make baked beans, more to be discussed at a later date.

**PHASE/INFRASTRUCTURE REPORTS**

- **Phase 1&2:**

**Herman Rebocho** - Herman reported on a number of resident complaints with regard to the vacant home on 116 Hickory. Herman did refer the residents to the ARC committee for action to be taken.
- **Phase 3:** Ron Grove – absent no report
- **Phase 4:** Marion Sustakoski – absent - no report
- **Phase 5:** Paul Sallas – No calls to report
- **Phase 6:** Joe Bastian, currently the Phase 7 representative, has volunteered to also oversee Phase 6 going forward.
- **Phase 7:** Joe Bastian - Joe reported that the resident on 101 Cedar Ridge was concerned with a tree showing unusual growth, the tree is a Bradford Pear and it was agreed that the tree will stay and is in good Health.

- **Phase 8:** Tina Hurley – Tina reported residents’ concerns about the upkeep of the areas around Candlewood and Loblolly entrances. Leo Reger will talk with the Hardee group to check areas and monitor growth. Bob Ebling has also spoken to the residents and explained to those wanting benches along the sidewalk approaching Candlewood that for a number of reasons along with the mowing and cleaning of areas and possible safety issues the benches would not be doable. Tina will call and explain to the residents regarding the bench requests.
1. **Cabana/Pool** –Dave Rudnick - Dave reported that the DHEC inspection was once again given an okay, and all is well at the Pool. Dave also reported on last month’s attendance at the Pool as 1,500 residents.
  2. **Clubhouse** – Thor Kongvold – Thor reported that the lamp post on the road by the club house is shifting, the mounting needs to be supported. He has replaced some of the ceiling tiles, noting that there is some concern with condensation and possibly a need for insulation. Thor will look into obtaining an estimate for the repairs. The new fireplace mantel is under construction and will be mounted when completed. Thor also received the large sign for the backroom of the club house, noting the Fire Lane is to be kept open/clear. It was discussed with the Committee and agreed that the sign would be better located on the back of the entrance door to the back room and on the door that is not normally opened.
  3. **Gates** – Herman Rebocho – Herman noted that the gates are in working order. Bob Ebling noted that the light pole by the gates was property of City of Conway and the bill was paid as such since 2009, with the repairing of the light the bill will then become Myrtle Trace’s.
  4. **Lakes/Ponds** – Tom Gray, Jr. /Leon Deiter – Tom handed out a report from the Cooperative Extension at Clemson explaining the Algae conditions and control options. It was felt that this information should be shared with all Myrtle Trace residents. Tina Hurley agreed to post a copy in the club house and have it noted in the News and Views, along with a condensed version, that the information will be made available also on our website. Tom also noted that the lake company has been spraying as needed and have completed the dredging and the new boat ramp has been completed. There are now three boat ramps to be used by the lake company (Total Lake Care, Inc.).
    - **Tom and Paul Sallas** are working on a project to lessen the noise from the Lake Bunting Bubbler compressor. The committee received a copy of the proposal and Paul gave an explanation of what is to be done. Due to a number of resident complaints this proposal is being presented at the next Board meeting for approval.
  5. **Roads/Signs** – Tom reported that all projects on roads have been completed. He has Two bids/contracts for the Myrtle Trace paving project. He has received two from companies he has been working with that give us great service to date. Bob Ebling agreed that the two bids should be sufficient. Tom once again asked that if anyone sees roadway areas in need of repair, i.e. damaged, sink holes, etc., he would need at least six to eight on the list to give to paving company before they would come in.

Tom reported that all the signs, posts and hardware have been received and will be posted shortly.

6. **Trees** – Leo Reger – Leo indicated that he had little to report. A tree was down on Timberline and has been removed. A resident on Myrtle Trace drive wanted Cypress trees removed, noted it had knuckles... Leo has spoken with the resident and resolved issue.

7. **Leo Reger** – (Hardee liaison)

**Special Tree Project Sub-Committee** – Chairperson, Ellen Elliott reported that she and her committee sent the 2024 budget request to Cathy McElroy. She noted that trees and shrubs are to be planted in two areas. Bradford Pears are to be replaced as needed. Plants Direct are to be used since they do give us a discount. Ellen also reported having a meeting with Hardee and they agreed to assist this committee with the planting.

**NEW BUSINESS/OPEN DISCUSSION:**

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**MEETING was ADJOURNED:** 10:50 A.M. The Motion was made by Thor to adjourn and seconded by Joe, all were in favor.