

MYRTLE TRACE PROPERTY COMMITTEE
February 13, 2024

Joe Bastian: Chairperson; Secretary - Jeanne Niziol; Board Reps: Bob Ebling; Ted Black; Members: Tom Gray, Jr., Tina Hurley, Elizabeth Borkowski, Leon Buckley, Leon Deiter, Paul Sallas, Leo Reger, Thor Kongvold, Herman Rebocho, Debbie Rebocho, Ron Grove, Nancy Seeds, Roger Price, Ellen Elliott.

Meeting called to order: by Joe Bastian at 9:30 A.M.

Welcome Guest(s): John Ross (resident of 1206 Loblolly)

Minutes of 1/09/24 Approval: Leo Reger made a motion to approve minutes, seconded by Nancy Seeds, all were in favor.

Board liaison, Bob Ebling, introduced new HOA Board member Ted Black as the Property Committee's new Board liaison. Bob indicated that he would be available when and if needed.

OLD BUSINESS:

- Chairperson, Joe Bastian, addressed a resident's issues with the upcoming paving project on Myrtle Trace Drive. Joe also asked Tom Gray for any updates for the project start. Tom indicated he is waiting until the end of February to speak with the paving company. Tom did note that the temperature is a factor prior to laying the asphalt which should be above 50 degrees. Joe asked if possibly flyers could be made up to distribute to those homes to be most affected by the project. Tom and a number of committee members had in the past gone door to door along Myrtle Trace drive to alert the residents and found this worked quite well, noting that both actions will work. Information will also be published in the News and Views. Tom did indicate that the work will begin at the front end of the drive keeping the back gate open.
- Bob Ebling spoke to the light bulb project throughout the community and the possible costs to Myrtle Trace, noting the *rate freeze ending* for Santee Cooper in April 2025. Bob also said that not all the LED bulbs are white. It was indicated that more research will be done before final decisions are made and replacements made.

- Joe spoke with regard to the committee members reviewing the current Pool Rules and changes to be considered. It was suggested that possibly the new Pool Monitor person be involved with the review as well as the new managers. Tina Hurley agreed to assist with this project as well. Joe noted that there is one restriction regarding guests that was agreed to be changed/removed. The Pool Rules are normally published in the News and Views prior to the pool opening May 1st.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 & 2:** Herman Rebocho – all quiet for both phases
 - **Phase 3:** Ron Grove – Ron reported on a resident on 114 Timberline has concerns regarding the pond Heron in need of dredging. Tom addressed the issue, stating that perhaps in March there will be dredging of a number of ponds with same issues.
 - **Phase 4:** Ellen Elliott –
 - **Phase 5:** Paul Sallas – nothing to report
 - **Phase 6 & 7:** Roger Price – Roger received no calls from residents but has received much appreciated information regarding his new position with the Property Committee from Cathy McElroy as well as from Joe Bastian.
 - **Phase 8:** Tina Hurley/Leon Buckley – Both Leon and Tina addressed an ongoing issue with two Candlewood residents. Leon showed pictures of the property in question, he had also spoken with the ARC chairperson. It was also noted that this has been addressed to the Board. After much discussion from the other committee members, this appears to be a neighbor to neighbor issue and has been going on for a few years. Joe did not think that Property should now become involved at this point. Tina and Leon may just approach the residents to make a compromise and resolve the issue themselves.
1. **Cabana/Pool:** (Gray Stroger/Frank Conrad) – In their absence Nancy Seeds reported that the men met with Dave Rudnicki and toured the pool areas, went over the Pool contract that we have with the pool company and are looking forward to a great pool opening in May. Sue Rudnicki also met with the new Pool Monitor manager/supervisor, Cheryl Manzella, and handed over the reigns.

2. **Clubhouse** – Thor Kongvold/Debbie Rebocho – Debbie reported ‘supplies’ are in and she also reported that the new coffee urn had been purchased for the kitchen.

Thor reported meeting with Bob Ebling and Felix (electrician) regarding the circuit breakers in the clubhouse. They will begin to work on the project in March. Thor will also get together with Paul Sallas and John Beam to finalize the work to be done with the new lamp posts in front of the clubhouse. Herman purchased the new posts and is holding them at his residence. Cement will be needed to secure the posts. The air conditioning is working well, the oven temperatures were also checked and are working/reaching the temperature they were set at. The *issue* with one of the kitchen microwaves has mysteriously ‘disappeared’.

3. **Gates** – Herman Rebocho/Nancy Seeds – Herman reported that gates are working well, no complaints or issues.
4. **Lakes/Ponds** - Tom Gray, Jr. /Leon Deiter – Tom reported that the aerators have been serviced on Bunting, the compressor is in need of servicing due to high sediment. Tom also reported that the dredging will begin in March in various ponds. Again Tom has stated that the 85* temperatures algae grows and will need to be removed.
5. **Roads/Signs** – Tom Gray, Jr. /Tina Hurley - Tom reported on the hydraulic fuel Spills from the garbage trucks left Candlewood soiled and workers did do their best to remove most of the stains. Tom noted that an electric meter is needed on Berry Tree/MT Drive, power is there which was left from a cable company. With regard to the various new signs that were installed throughout the community, there is still a need for additional signs mainly the No Fishing signs. Tom estimated an additional 8 to 10 need to be ordered.
6. **Trees/ Hardee liaison** – Leo Reger – Leo reported on debris falling on 1216 Loblolly after the last big storm was picked up by Hardee; on 210 Beechwood Court a buildup of sand after storm was cleaned off bulk head; 108 Walnut has a tree to be removed; 119 Boxwood a tree fell on a fence, Leo has a bid to remove this tree.

7. Special Tree Project Sub-Committee - Chairperson, Ellen Elliott – Ellen reported that the South Carolina Forestry Commission Urban Forester, recommended that three Bradford Pears on Myrtle Trace Drive opposite Timberline Drive be removed this month. Work is scheduled this month so as not to interfere with the road repaving. The committee is currently evaluating options for further replacement planting.

8. “After Hours Emergency Crew” - Tina Hurley, contact person

Volunteers are: Bob Ebling, John Nyahay, Tom Gray, Leon Buckley, Leo Reger

NEW BUSINESS/OPEN DISCUSSION:

- Resident, John Ross of 1206 Loblolly asked who is responsible for the property behind his, is the Myrtle Trace HOA or the community behind him, West Lake? Leo said he would check for ownership and Bob Ebling agreed to go with Mr. Ross to West Lake authorities to investigate as well.

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