

MYRTLE TRACE PROPERTY COMMITTEE

March 12, 2024

Joe Bastian: Chairperson; Secretary - Jeanne Niziol; Board Rep: Ted Black;
Members: Tom Gray, Jr., Tina Hurley, Elizabeth Borkowski, Leon Buckley, Paul Sallas, Leo Reger, Thor Kongvold, Herman Rebocho, Debbie Rebocho, Nancy Seeds, Roger Price, Cheryl Manzella, Frank Conrad, Liz Maass, Ellen Elliott.

Meeting called to order: by Joe Bastian at 9:35 A.M.

Welcome Guest(s): Stu Sides, Kim & Jim Freeman, Linda Moore, Teresa McLaughlin, Mike & Joanna Wilcox, Charles Rhine

Minutes of 2/13/24 Approval: Tom Gray made a motion to approve minutes, seconded by Liz Maass, all were in favor.

Board liaison, Ted Black did not have anything to report from the Board.

OLD BUSINESS:

- Chairperson, Joe Bastian, agreed that the Pool Rules should be revised as discussed previously. The Rules will be revised and proposed to the Board at the next meeting for approval.
- With regard to the street lights being changed to LED, this is still being researched knowing that Santee Cooper's rate freeze will end in April 2025. Also discussed was that putting in a call to Santee Cooper can simply have a new light replaced automatically.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 & 2:** Herman Rebocho - No new issues to report but residents on Cricket Court once again requested that the area be cleared of debris and Herman spoke with Hardee and men took care of the concerns.
- **Phase 3:** Ron Grove - absent no report.
- **Phase 4:** Ellen Elliott - Ellen had some calls regarding the algae build up and she spoke with Tom who checked and noted all was good. Ellen

did make a call to Santee Cooper and had a light replaced simply by calling in.

- **Phase 5:** Paul Sallas – no report
- **Phase 6 & 7:** Roger Price – there were no calls/issues to report
- **Phase 8:** Tina Hurley/Leon Buckley – Leon received a call that trucks had been parking on the common ground on the corner of Candlewood and Glenwood. New owners having work done prior to moving in had a number of workers parking on the lawn, Leon explained that they needed to move the trucks. A few days later there was another complaint.

Joe indicated that he had gotten an email from a resident at 197 Glenwood complaining that there were no bubblers to help clear the pollen in the pond (Hummingbird). Tom fully explained the reason for the constant reoccurrence and indicated that there is no single fix for this problem in this particular pond.

1. **Cabana/Pool:** Gray Strogen/Frank Conrad/Cheryl Manzella – Frank reported that he and Gray met and reviewed the pool rules; they toured the pool area and are making a list of to-dos for the opening on May 1st. By mid-April they plan to seek volunteers to help with cleaning the furniture and the pool areas and setting up for the opening. It was suggested that a notice be placed in the News and Views as well. Cheryl noted that she was making calls to previous monitors to sign up for this year and place a note in the News and Views as well. Once she has her list somewhat complete she plans to have a meeting with the monitors prior to the pool opening.
2. **Clubhouse** – Thor Kongvold/Debbie Rebocho – Debbie reported ‘supplies’ are in good shape. Thor wanted to commend Felix (local resident electrician) for assisting with relabeling the electrical breaker box. Bob Ebling will redo the index for the identification of each circuit to each outlet. Thor suggested that rather than adding additional outlets when an activity takes place, and the need for electric is necessary, a limited number be considered. Thor noted that Bob and Felix will be completing a follow-up and again noted a job well done. Thor reported on repairing a sink in the ladies room.

3. **Gates** – Herman Rebocho/Nancy Seeds – Herman reported that gates are working well, explaining that vehicles must move slowly and close to the decal and scanner on entering and exiting. Nancy stated that the pollen count also may be affecting the contact issue.
4. **Lakes/Ponds** – Tom Gray, Jr. /Leon Deiter – Tom reported that the dredging of Heron should begin around March 20-22. He noted that Mr. Black has been doing a great job keeping up with the spraying as well. The aerators project in Greb needs to be submitted to the HOA. Tom has two price quotes for the electrical work. He is considering splitting the work in two year intervals due to costs.
5. **Roads/Signs** – Tom Gray, Jr. /Tina Hurley - Tom has spoken with the members of Palmetto paving company and they have us on the schedule, but due to their upcoming jobs they stated that it will be near the end of April or early May before beginning the work. They will give us a two-week heads-up prior.

Tom received a cost of \$300/\$400 for the new pipe for the post in the parking lot. Tina will submit a proposal for eight (8) new signs to be purchased, providing approval from the Board.

6. **Trees/ Hardee liaison** – Leo Reger – Leo reported no maintenance activity with Hardee. Joe mentioned that Maintenance Agreements will be available for residents submittal and remain open until March 31st. Sod requests will be available to submit in April as well.
7. **Special Tree Project Sub-Committee** – Chairperson, Ellen Elliott – Ellen reported that plans have been finalized to plant four new trees at the intersection of Myrtle Trace Drive and Timberline Drive to replace the three Bradford Pears that were removed. Two arborvitaes will frame the view of the golf course and two holly trees will be a distance from either side of the light pole. Planting will be done by the Hardee crew when trees

are available. The subcommittee is also coordinating with the HOA Board in the planting of the tree in honor of Nancy and Dan Seeds.

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

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

NEW BUSINESS/OPEN DISCUSSION:

- Pickle Ball Court Request - Seven (7) residents, and six (6) others not present, were at the meeting to discuss their request. Paul Sallas met with the group and drew up a proposed location and laid out the schematics for the proposal. (“Paul prefaced his handout of schematics and a drawing by saying that the location that was handed out was one a player asked him to investigate, and later he said that this would be a long-drawn-out process and would be a proposal that would be worked up to be presented for the next year’s budget”.) Chairperson, Joe Bastian brought up a number of issues that would have to be addressed, namely: 1) Liability (HOA) insurance, 2) Our budget this year is complete, 3) What percentage of residents would benefit by using, 4) Removal of trees, 5) Weather.

Joe agreed to address this request to the Board. There was additional discussion regarding the various indoor Centers, which do accommodate the sport, with low fees or none, as options to use.

MEETING was ADJOURNED: 11:10 A.M. The Motion was made by Leo to adjourn and seconded by Thor, all were in favor.