

MYRTLE TRACE PROPERTY COMMITTEE
June 12, 2024

Joe Bastian: Chairperson; Secretary - Jeanne Niziol; Board Rep: Ted Black;
Members: Tom Gray, Jr., Leo Reger, Nancy Seeds, Roger Price, Leon Deiter,
Frank Conrad, Ron Grove, Leon Buckley.

Meeting called to order: by Joe Bastian at 9:31 A.M.

Welcome Guest(s):

Minutes of 5/14/24 Approval: Nancy Seeds made a motion to approve minutes and was seconded by Roger Price, all were in favor.

Board liaison: Ted Black – Ted noted that all committee budgets are to be handed in by August 31st to the Board. He discussed areas at the Pool in need of various maintenance, repair and/or replacement; also items to be addressed in the Clubhouse. Ted mentioned the Board concerns with the mini sink holes around the retaining walls installed within the last ten years. Ted addressed Tom Gray asking that he meet with Mr. Black of Total Lakes Care to consider a solution and what costs may be incurred. Tom agreed to contact Mr. Black and report any possible solutions back to the Board.

OLD BUSINESS:

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PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 & 2:** Herman Rebocho – absent, nothing to report
- **Phase 3:** Ron Grove – All is well in general; the issue with 100 Timberline is still being worked through with the ARC team.
- **Phase 4:** Ellen Elliott – Absent Ellen received a phone call from a resident at 103 Birchwood Lane asking about mosquito control. There is a dry ditch and wooded area behind the home and believes mosquitos are coming from that area. Ellen referred the resident to Horry County Mosquito Control (part of the storm water department), and gave the

resident the phone number suggesting they call and ask when spraying will begin.

- **Phase 5:** Paul Sallas – Joe had gotten a call from Paul stating that he was resigning from the Committee due to his health. Paul made a suggestion for his Phase 5 replacement, Larry Lapinski. A card was passed for members to sign to Thank Paul for his service to the Committee and the Community of Myrtle Trace.
- **Phases 6 & 7:** Roger Price – **Roger** received three calls, 218 Wedgewood Lane regarding sod replacement rejection, after consideration the replacement was granted; 222 Cedar Ridge La, resident was referred to the ARC committee; 215 Wedgewood person flipping the home after renovation had been painting the brick on the home and was advised to remove same.
- **Phase 8:** Tina Hurley/Leon Buckley – **Leon** reported that all was good, no issues to report.

1. **Cabana/Pool:** Gray Strogon/Frank Conrad/Cheryl Manzella –

Frank noted that most of the painting was completed with the exception of the pump room still in need of additional painting and repairs. He reported also that there are circuit issues to be addressed. Frank also noted that the lights were put on timers which may still need to be adjusted. There was a question as to who is responsible for taking care of the trash barrels at the Pool, it was noted that the Pool Company, Dun-rite is responsible and has been addressed. **Cheryl** noted monitoring is running smoothly, after a few no shows for duty but all seems to be good going forward. There is an issue to be addressed regarding chemicals being put into the pool with an email to Frank suggesting that no one be allowed in the pool for 4 hours. Unfortunately she and others were already in the pool for an hour before receiving the message. Some suggestions are being addressed by the Pool committee members to work this issue with the pool company.

2. **Clubhouse** – Thor Kongvold/Debbie Rebocho (absent) – **Joe** reported for Thor that the railing by the pool entrance has been fixed; also chains for the fans have been replaced for better access.

3. **Gates** – Herman Rebocho/Nancy Seeds – Herman (absent), Nancy reported that the gates are back in working order.
4. **Lakes/Ponds** – Tom Gray, Jr. /Leon Deiter – Tom reported on one issue in Phase 8, with a hose due to the lack of rain. Spraying has been ongoing for the algae; the water seems to be clearing up and improving. A pipe in Heron had cracked and was repaired. Tom noted he would like more dredging done if there are funds available.
5. **Roads/Signs** – Tom Gray, Jr. /Tina Hurley – **Roads: Tom** recently spoke with Palmetto Paving noting that they have three (3) jobs to be done before doing Myrtle Trace Drive, but it is looking as though July will be a good start date for our paving project. Tom noted that the time for the road work to be drivable on is between two to three hours. **Signs:** Bob Ebling suggested we have bi-lingual signs placed at the back gate on both sides. Tom also purchased *creative* cameras to be also placed at the gates to go along with the signs stating their presence.
6. **Trees/ Hardee liaison** – Leo Reger – **Leo** handed in two (2) invoices for two trees to be removed, one on Cricket Court and one on Loblolly. Leo noted that Hardee maintenance cleaned the bamboo over-growth planted by a resident, removing three truckloads of debris. All sod requests have been addressed.
7. **Special Tree Project Sub-Committee** – Ellen Elliott, absent, **Leo** noted that there is a meeting being planned in July for this committee.

NEW BUSINESS/OPEN DISCUSSION:

- Joe indicated that the Infrastructure committee members will be sent Budget worksheets to work on the 2025 Budget and requested that the members return their sheets at the July 9th Property Committee meeting.
- Tom Gray brought up an issue with residents feeding the wild life in his neighborhood. Since there is a County Ordinance against this practice it was suggested that the Phase Rep, (Roger Price) approach the resident and apprise them of this ordinance. Roger agreed to speak with the resident.

MEETING was ADJOURNED: 10:40 A.M. The Motion was made by Nancy to adjourn and seconded by Tom, all were in favor.

