

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – September 26, 2018

CALL TO ORDER: The meeting was called to order by Nancy Southard at 9:00 a.m.

ATTENDANCE: *Board Members:* Nancy Southard, Donna Ebling, Les Gerhardt, Santo Perry, and Renzo Falcinelli

Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford – Architectural Review Committee, Richard McEvoy - Property Committee, Pat Paxson – Activities Committee

Also present were: Jim Luneke - Administrative Consultant, Marie Tims, Susan and Thor Kongvold, Mary Johnsen, Barbara Artz, Elizabeth Cindrich, Marjorie Anctil and Diane Gascoigne - Recording Secretary.

RESIDENT PARTICIPATION:

- ♣ Marjorie Anctil thanked the Board for acting quickly and lowering the ponds before the hurricane. She asked about common property that is separated by a pond having “mini forests”. She asked what provisions Myrtle Trace has for inspecting these areas. She is very concerned about a large pine tree on such a property near her.
- ♣ Susan Kongvold said there is no pump in the reservoir near their house. She asked if another pump could be purchased for this area as they nearly had storm water in their house.

NOTE OF PASSING RESIDENTS:

Carol Barrett of 227 Cottonwood Lane passed away on August 22, 2018.

Walter Doyle of 124 Berry Tree Lane passed away on August 28, 2018.

Fred Barrett of 227 Cottonwood Lane passed away on September 14, 2018.

John Brunk of 234 Cottonwood Drive passed away on September 16, 2018.

NOTE OF NEW OWNERS:

Daniel and Susan Cwiakala purchased 1210 Loblolly Lane August 10, 2018.

John H. and Mary Diane Sperger purchased 216 Wedgewood Lane on August 14, 2018.

Robert and Melody Malfese purchased 215 Beechwood Court on August 15, 2018.

Leo Francis Hainey and Donna Jean Lewis purchased 176 Glenwood Drive on August 20, 2018.

Raymond Binis and Paula Youngs purchased 117 Myrtle Trace Drive on August 27, 2018.

APPROVAL OF MINUTES:

Santo Perry moved and Donna Ebling seconded the motion to accept the minutes of the August 15, 2018 Board of Director’s meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat Paxson said there were several cancellations for activities this month due to people evacuating for the hurricane. October will be a busy month.

Renzo Falcinelli moved and Les Gerhardt seconded the motion to accept the Activities Committee report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE - Pat Hosford said there are two agendas for review. Two past members of the ARC Committee have returned; Nancy Murphy and Terry McTarnaghan. There are also two new members to the committee; Lee Sutherland and Dennis McGarvey.

Santo Perry moved and Donna Ebling seconded the motion to accept the ARC reports. The motion passed unanimously.

PROPERTY COMMITTEE – Rich McEvoy said there is no September report available today. It will be presented at the next meeting. The HVAC in the clubhouse may need to be replaced by 2020.

Renzo Falcinelli moved and Les Gerhardt seconded the motion to accept the Property Committee Report for August. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley said he had no additions to his written report.

Santo Perry moved and Donna Ebling seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER’S REPORT – Les Gerhardt said we are in good stead to meet all our entries at the end of the year.

Renzo Falcinelli moved and Santo Perry seconded the motion to accept the Treasurer’s Report. The motion passed unanimously.

NEW BUSINESS:

- **Hurricane Florence** – Nancy Southard said some preliminary work was done in preparation of Hurricane Florence. Lakes Heron, Bunting and Oriole were lowered as it was felt they could be a problem. Swales even on homeowner’s property were cleaned out. She said controlling the level of these lakes is a no win situation. They are either felt to be too high or too low by some residents. We all do the best we can. The pool area was also made ready for the storm. Al Hardee and his workers were here every day including the weekend even though their properties were threatened by rising waters. Nancy thanked the residents who always come to help those in need. This is what makes Myrtle Trace so great. Hardee Maintenance worked to pick-up storm debris. Unfortunately, some residents took unfair advantage of this and trimmed and pruned bushes and shrubs and put it out for Al’s crew to take away. This doubles the work in a difficult situation.
- **Facilities Use Policy** – Les Gerhardt presented for adoption the revision to amend Section II of the Homeowner’s Clubhouse Rules and Regulations entitled Facilities Use Policy. It amends sub-paragraph two of section two to allow a single resident, living alone, in Myrtle Trace to bring one nonresident guest to an event or activity equivalent to that of joint homeowners. This request for change came from the Activities Committee. It places those residents who live alone on an equal footing with joint ownership homeowners for attendance to community events.

Les Gerhardt moved and Santo Perry seconded the motion to accept this revision to Section II of the Homeowner’s Association Clubhouse Rules and Regulations entitled Facilities Use Policy. The motion passed unanimously.

Nancy said this will go into effect immediately.

- **Pool Repairs** – Nancy Southard said the bottom of the pool started having problems last year. This year there are more issues with peeling. She contacted Brothers Pool to come look at it. They said the plaster is too new to replace. They suggest emptying the pool to remove and repair the bad areas then plaster the entire shallow end from the transition line to steps. In addition some caulking needs to be done at the top row of tiles and a few areas on the decking. To do all of this work the cost is \$3,800.00 with a one year warranty on workmanship. The Board would like to do this at the end of this season.

Renzo Falcinelli moved and Donna Ebling seconded the motion to have Brothers Pool do these repairs to the pool at a cost of \$3,800.00. The motion passed unanimously.

- **November Board Meeting Date** – Nancy Southard said the regularly scheduled Board meeting for November will be moved up to the second Wednesday of the month, November 14, due to the Thanksgiving holiday.
- **Road Repair** – Nancy Southard said we have been patching the roads for years including this year. Some crack sealing has been done on Beechwood Court this year. The Board is looking at whether it is time to mill and pave our roads. Tom Gray got a quote to do this for a ½ mile stretch of Myrtle Trace Drive. It would cost between \$150,000.00 and \$195,000.00 to pave without including any milling cost figure. This would take over half of what we currently have in our Designated Road Fund. Board members and a couple of Property Committee members met with a representative of Pavement Solution Company (PSC) who did the patch work this year. He told us there are issues with our roads but we don't need to pave everything. He explained how sealing works and protects the asphalt and extends the life of the road. He explained two different sealing methods; spray seal and squeegee. The expected lifespan of the squeegee method is one to two years longer than the spray method. Using the squeegee method to seal all of Myrtle Trace Drive (which is a little over 1 mile in length) the estimated cost is \$23,344.00 This does not include any patch or crack sealing work but we just did a lot of that earlier in the year so don't expect much of that would be necessary. If patching is needed it is \$6.00 a square foot and for crack seal \$75.00 per linear foot. Nancy stressed that this undertaking will require patience and cooperation on the part of all residents as there will be one-way traffic for a time. There are a lot of logistics to be worked out for traffic flow. Renzo explained the method to be used in detail. This method will not raise the level of the road vs other methods. There is a one year warranty and a three – four year lifespan for the spraying method. There is a five year lifespan for the squeegee method. All comments from residents present were positive. Les Gerhardt had one concern; being, the bidding process. He questioned whether PSC was the only company that used this method. If so, we should go with them. If not, we are subject to getting bids. This will be looked into further, but without committing to a company a motion was made to proceed with the work.

Renzo Falcinelli moved and Donna Ebling seconded the motion to repair and seal Myrtle Trace Drive. The motion passed unanimously.

CORRESPONDENCE:

The Board received a letter of appreciation from Mona Tilton and Kevin Wise for our donation given in the memory of their mother Betty Wise.

The Board received a note of thanks from Suzanne Piazzola on behalf of her family and Bob Tingler's family in appreciation for our donation to W.A.R.M. in memory of their mother Alice Tingler.

The Board received a note from the family of Jerry Campbell thanking all Myrtle Tracers for being so special in their lives. The Board received a letter from the Grand Strand Baptist Church acknowledging receipt of our donation in memory of Betty Wise.

Remarks for the Good of the Order – Nancy, Santo, Donna and Les thanked all Myrtle Tracer's who helped others with problems from the storm. Renzo said we are really blessed to have Al Hardee and his crew. Everyone should thank him as the opportunity arises.

Santo Perry moved and Donna Ebling seconded the motion to adjourn the meeting at 10:30 a.m. The motion passed unanimously.

Respectfully submitted,

Diane Gascoigne, Recording Secretary