

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – October 17, 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, Lee Williams for Pat Paxson - Activities Committee

Absent: Pat Paxson – Activities Committee

Also present were: Jim Luneke - Administrative Consultant, Barbara Luneke, Barbara Artz, Elizabeth Cindrich and Diane Gascoigne - Recording Secretary.

RESIDENT PARTICIPATION:

There was no resident participation.

NOTE OF PASSING RESIDENTS:

Beryl Barletta of 123 Birchwood Lane passed away on October 4, 2018

Richard Page of 137 Berry Tree Lane passed away on October 10, 2018

APPROVAL OF MINUTES:

Santo Perry moved and Renzo Falcinelli seconded the motion to accept the minutes of the September 26, 2018 Board of Director's meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Lee Williams reviewed activities.

Santo Perry moved and Donna Ebling 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.

Renzo Falcinelli moved and Santo Perry seconded the motion to accept the ARC reports. The motion passed unanimously.

PROPERTY COMMITTEE – Rich McEvoy said there are reports for both September and October.

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

There was discussion and a demonstration by Richard on the fiberglass rods recommended to be used in the clubhouse parking lot.

Minutes – Myrtle Trace Board of Directors Meeting, October 17, 2018

Page Two

Renzo Falcinelli moved and Santo Perry seconded the motion to install one fiberglass rod at the end of the parking area on a trial basis to decide whether to use this method. The motion passed unanimously.

Santo Perry moved and Renzo Falcinelli seconded the motion to accept the October Property Report. The motion passed unanimously.

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

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

TREASURER'S REPORT – Donna Ebling, Associate Treasurer, said Myrtle Trace is right on target and in good standing.

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

NEW BUSINESS:

- **2017 Audit** – Jim Luneke said the audit report was received from Phillips and Currin our CPA's. It was completed and there were no disagreements between the association and the auditor. Jim said revenue was \$531,543.00. Our excess revenues were \$136,907.00 and from that we distributed monies to our new designated funds. Assets totaled \$564,501.00 and at this point we have in our designated funds \$392,488.00 as of December 31, 2017. Federal taxes due were \$831.00 and local taxes due were \$138.00.

Santo Perry moved and Donna Ebling seconded the motion to acknowledge the receipt of the Audit Report for 2017.

- **Estate Management Company** – Jim Luneke brought up and discussed an issue with Estate Management Company's invoices. Ted Ackley suggested the payments be set up as auto-pays rather than issuing a check each month. The Board agreed with this suggestion.

- **Pool Repair Update** – Nancy Southard said the pool has been repaired. The black spots in the shallow end were broken down and filled in and new plaster was put in from where the blue tile at the bottom of the pool transitions to the steps. They recaulked the top tiles and spots on the decking were repaired.
- **Nominating Committee Report** – Santo Perry said the committee had three candidates but one person withdrew their name. They are looking for a third candidate.
- **Dredging Update** – Nancy Southard said work is in the process of finishing up on Lake Oriole. Lake Sparrow is finished as well as a part on Wedgewood Lane. This should be the final part of this project. The work has served no other purpose other than aesthetics and the health of the lakes.
- **Road Project, Myrtle Trace Drive** – Nancy Southard said the Board has signed a contract with PSC to perform the work on Myrtle Trace Drive. The squeegee method will be used at a cost of \$23,344.00. There will be some additional crack work and sealing beforehand for an approximate cost of \$2,700.00. Work will begin in

Minutes – Myrtle Trace Board of Directors Meeting, October 17,
2018

Page Three

December and will take the cooperation of everyone in Myrtle Trace. Work will probably start at the gate and go to the intersection of Cedar Ridge Lane. There will be one-way traffic for a time during this process. All work should be done within eight days barring any weather issues. It was discussed that going door-to-door with notices would be beneficial in informing residents what can and cannot be done during the three day period of time for each section. Nancy said every year \$31,080.00 goes into a road resurfacing fund at the end of the year. There is also \$5,500.00 in our operating budget and part of that can be used. All of the \$31,080.00 will be used to do the roads rather than put into a CD.

CORRESPONDENCE:

The Board received a thank you from the Catholic Church of St. James for our donation in memory of John Brunk.

Remarks for the Good of the Order –

Nancy Southard said she is sorry so many people were affected by Hurricane Michael but glad that we were spared. She is also thankful for the continued work of all Myrtle Trace Committees. Renzo Falcinelli said he is looking forward to the road project because of the good nature of Myrtle Trace residents. He thinks Myrtle Trace residents are special. Donna Ebling said all committees do so much work to keep Myrtle Trace going. They work very hard and we wouldn't be here without them. Santo Perry thanked the committee chair people for getting their budget requests in and thanked them for all their work. Les Gerhart thanked Donna Ebling for doing the whole Treasurer's Report this month. She did a great job.

Santo Perry moved and Falcinelli seconded the motion to adjourn the meeting at 9:50 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary