

## MYRTLE TRACE PROPERTY COMMITTEE

June 8, 2021

Liz Maass: Chairman; Cathy McElroy: Vice Chairman; Secretary - Jeanne Niziol; Nancy Southard- Board Rep; Tom Gray, Leo Reger, Herman Rebocho, Paul Sallas, Ron Grove, Dave Rudnicki, Debbie Rebocho, Marion Sustakoski,

**Meeting called to order:** by Liz Maass at 9:30 A.M.

**Welcome Guests:** Elizabeth Borkowski, Philip Duck

**Minutes Approval:** Cathy McElroy made the motion to approve, and Leo Reger seconded, all were in favor.

**Board Liaison report:** Nancy began by thanking Herman Rebocho for doing great work on replacement of the guards for the Handicap area in the parking lot. She also wanted to send a thank you out to the Hardee group for the repair done on Tern Lake. The pipe had broken and Barnie and Ken (Hardee's group) found a company for the cement job at a cost of \$100.00, hydraulic cement at the Outflow). Nancy reminded the committee that budget proposals are due prior to the August Board meeting. She also noted that one of the Candlewood Street signs has not been replaced to match the new. Liz will check and take care of the replacement.

### OLD BUSINESS:

- Shuffleboard: Liz noted that the shuffleboard is ready for use, there are residents who would like to start a league much like the Bocce league.
- Pool Opening: Liz stated that the residents are using the pool with much enjoyment. Dave's report is below.
- Debbie Rebocho reported that all the paper towel dispensers have been replaced and working.
- The steps between the club house and the pool are to have railings installed, Roger Kirschner has volunteered to assist in overseeing this project. Paul Salas discussed smoothing out the steps by obtaining a grinding machine to make the radius to code.
- Handicap posts/signs – Tom Gray has done investigation regarding placing handicap signs in the parking lot. He received three bids and found the best to be \$433.00 which includes the 4 signs and all the hardware. The structure will be such that only hardware will need to be replaced.

### PHASE/INFRASTRUCTURE REPORTS

- Phase 1&2: Herman Rebocho – no new resident concerns
- Phase 3: Ron Grove: three residents on Mayberry and MT Drive have issues with grass and pine straw being blown in the swales. Ron suggested Hardee group clean the four properties affected. Liz said she will speak with the Hardee group.
- Phase 4: Marion Sustakoski – 3 issues
  1. 110 Birchwood Lane – complaint regarding trash bins being left out after pick up of such, she referred this issue to the ARC committee.
  2. 119 Birchwood Lane complaint that chemicals being used in the pool may not be correct. Liz indicated that the chemicals have been tested and adjusted and are now good.
  3. 114 Birchwood Lane - resident was requesting to have sod placed on her property. This issue was submitted to ARC and the sod has been replaced.

- **Phase 5:** Paul Sallas: All good
- **Phase 6:** Cathy McElroy: 100 Walnut Circle, resident wanted his sprinkler system repaired and was explained that this is resident's responsibility.
- **Phase 7:** Gary Cooper: no report
- **Phase 8:** Claudia Allensworth: no report due to absence

1. **Cabana and Pool** –Dave Rudnicki – Dave reported that the exhaust fan was replaced, salt generator contract being finalized.
2. **Clubhouse** - Thor Kongvold/Debbie Rebocho – Debbie reported all is good.
3. **Garden Club** - Liz added that there has been notices put in News and Views that the garden club is seeking new members.
4. **Gates** - Gary – No issues
5. **Lakes and Roads** – Tom reported that the circuit breakers have been adjusted and replaced. Also, the new pump and aerator are running fine. Hardee's found the pipe was taking in mud with the low water, a new strainer was put in and now repaired. The circuit breaker at the back gate has been replaced and boxed.
6. **Streets/Signs** – Tom reported he has a new representative with Palmetto Paving and pleased with new contact. There were four bids for paving the Berry Tree cul-de-sac as well as MT Drive patches and the club house driveway, combined the cost was given as \$12,000.00. Tom showed pictures of the areas being considered. The above he suggested being put in next year's budget and he would like to have Berry Tree done this year, since there is \$11,000.00 left in this year's. The price will hold if done and signed by the end of the year.
7. **Trees** – Leo Reger – 201 Glenwood and Candlewood have trees to be checked for removal, also 101 Cricket Court and MT Drive needing to be trimmed.

#### **NEW BUSINESS:**

- Liz will have a photo and an article regarding the great job done by those involved in the completion of the Shuffleboard Court.
- Paul suggested putting in budget for next year adding sections of drain gutters in two ten food sections of the roof to allow rain to fall away from current location.
- Herman suggested putting a note in the News and Views to residents to check their swales and keep them open especially during hurricane season which is coming up. He noted that perhaps the County needs to be contacted regarding a beaver that is building a dam in the County ditch. Tom noted that the aspirators now have locks on them to avoid people touching them.
- Ron asked that perhaps at the new Phase meetings that the above regarding the swales be addressed to all residents present as well as the News and Views. Questions could be asked and answered. Herman suggested the Phase reps be present to explain the process of keeping the swales clean and open.

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

Respectfully submitted: Jeanne Nizioi

*Next meeting: July13, 2021*