

MYRTLE TRACE PROPERTY COMMITTEE

August 10, 2021

Liz Maass: Chairman; Cathy McElroy: Vice Chairman; Secretary - Jeanne Niziol; Nancy Southard- Board Rep; Tom Gray, Herman Rebocho, Paul Sallas, Ron Grove, Dave Rudnicki, Debbie Rebocho, Gary Cooper, Thor Kongvold, Brian McGraw, Leo Reger

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

Welcome Guests: none

Minutes Approval: Correction to minutes of July 13: under Board Liaison report, Nancy Southard was to meet with the new Lake Care company to review their contract. Cathy McElroy made the motion to approve with correction and Tom Gray seconded, all were in favor.

Board Liaison report: Nancy Southard reported that the contract with the new lakes/ponds company, Total Lake Care Company, was signed on July 21st, effective October 1st. It was discussed and agreed with Total Lake Care, if the current company leaves sooner the new company will take over prior to their October start date.

OLD BUSINESS:

The Property Committee's budget is complete and ready for the Board to approve.

Dave Rudnicki reported that the Salt Cell process is 2/3 done and should be completed shortly. Notices have gone out via News and View and the MT website regarding the closing of the pool on 8/11.

Pool furniture – Concerns were raised about the condition of the pool furniture and whether it was being cleaned. The contract for the cleaning of the pool does indicate that the furniture is to be done daily along with the pool area.

Pool bathrooms – Concerns regarding the ladies bathroom were addressed. A special paint is needed to finish the floors, Thor cleaned areas of the ceiling that was peeling.

PHASE/INFRASTRUCTURE REPORTS

Phase 1&2: Herman Rebocho – 104 Barry Tree has overgrown mailbox; 137 planted a butterfly bush on Common Ground, both issues were being taken care of by residents. Herman has spoken to the Horry County representative regarding the beaver dam issue, there was much discussion whether they are actually cleaning out the lakes, and Herman will follow up again with the County. It was discussed that with all the building currently going on, their work has multiplied and they are not keeping up with the volume of work needed. Thor suggested the residents get a petition together and have the HOA attorney work on the issue.

Phase 3: Ron Grove: 115 Boxwood resident would like to stop Hardee from mowing their Common Ground. Liz will see that they receive a copy of the form to be handed in for this process.

Phase 4: Marion Sustakoski – absent, no issues

Phase 5: Paul Sallas: Received complaints regarding puzzles being not available in the Club House library. Debbie Rebocho explained that due to the puzzle pieces being dropped on the shelves and floor it was decided to remove those boxes and require anyone donating new to either tape the boxes or place the puzzle pieces in a resealable plastic bag and then in the appropriate boxes. This was to be put in the News and Views to residents.

Phase 6: Cathy McElroy: no new issues

Phase 7: Gary Cooper: Gary noted that Brian McGraw will be taking over this phase and also working with Gary on Gates. No new issues to report.

Phase 8: Claudia Allensworth: absent, no new issues

1. **Cabana and Pool** –Dave Rudnicki – Salt Cell will be in on August 11. New outside speakers are in need of replacement. There was discussion regarding the speakers that were donated by a resident several years ago but are old and need to be replaced. The owner of current speakers will be contacted to confirm donation and Dave indicated that pricing of speakers will be done and he will report back to Liz to follow up with HOA board.
2. **Clubhouse** - Thor Kongvold/Debbie Rebucho – Thor thanked Herman for replacing the flapper valve in ladies' room.
3. **Garden Club** - Liz reported that she has spoken with residents interested in returning to help with the cleanup and ongoing upkeep of the areas around the club house.
4. **Gates** - Gary reported receiving one call after the latest storm that the gate had gotten stuck, residents are advised to clean the sticker on car window, and where moisture builds up as well on the red light at the gate.
5. **Lakes and Roads** - Tom explained that the management company has been difficult to work with since he continually requests reports after their work visit, therefore, he will not pay their bill until he receives the reports. He has yet to receive July's report yet he did receive an 8/5 report. The reports are very vague and there is no real sign of work said to have been done. There is much Pond/lake growth due to the hot weather. The Bio-blocks; four are in and working. Road
6. **Roads & Signs:** Tom reported that he has asked Hardee's group to fill with cold-patching small holes that have appeared throughout MT Drive. The Cul-de-sac on Berry Tree is scheduled for August to be refurbished by Palmetto Paving.
7. **Trees** – Leo Reger 101 Cricket has a tree that needs the stump removed; 114 Timberline has a tree to be removed and has a bid of \$400.00, it is a large tree.

NEW BUSINESS:

Herman reported that the Cabana dust to Dawn lighting for the Pool are to be installed shortly.

Thor reported that the clean-up in the ladies room at the Pool will begin late September. Special paint will be needed to complete.

Gary stated that he has been pricing new Gate arms and the dollars have been included in the new Budget. The exit arm is drooping due to being bumped and needs to be tightened as a temporary fix.

The gutters for the clubhouse were discussed whether to have leaf guards or not or a type of deflectors may be needed.

There was discussion regarding moving the smoking butts receptacle away from the front of the clubhouse. Thor stated that he would move it and try to find an area that would not create a fire hazard if knocked over.

Thor asked that a notice be placed in the News and Views seeking new members to join various Committees to lessen the load of those that have been serving for years and could use additional assistance/help.

MEETING was ADJOURNED: 10:50 A.M. The Motion was made by Thor to adjourn and seconded by Debbie, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: September 14, 2021