

MYRTLE TRACE PROPERTY COMMITTEE

JANUARY 11, 2022

Liz Maass, Chair (via Zoom); Cathy McElroy, Vice Chair; Nancy Southard, Board Liaison, Tom Gray, Herman Rebocho, Debbie Rebocho, Dave Rudnicki, Brian McGraw, Leo Reger, Thor Kongvold, Elizabeth Borkowski, Marion Sustakoski.

Meeting call to order: at 9:30am

Welcome Guests: Fred Shields, Linda Anghilante, Debi Perry

Minutes Approval: Tom Gray made the motion to approve and it was seconded by Leo Reger.

Board Liaison Report: Nancy Southard wished everyone a happy New Year. A concern of the board was reported regarding the overhead ladder in the storage room. There is danger of it falling unexpectedly after it has been put back into position, as this has happened recently. Thor Kongvold advised that he has since secured the hatch door with screws. Nancy asked if the drop ladder could be removed and an 8' ladder be used in its place when needed. Thor advised it would be doable. Dave Rudnicki advised that there is an 8' ladder available for use in the pump house. A Board request was for three (3) signs stating **NO WEAPONS ALLOWED**. One placed on Clubhouse door, the other two on the entrance to the pool. Tom Gray and Herman are to look into this. Nancy advised that this may be her last year as board liaison, she will know after the February elections what her roll will be on the board. Cathy McElroy thanked her for her help with the committee over these past years.

OLD BUSINESS

- None to report

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 & 2:** Herman Rebocho – no issues
- **Phase 3:** Ron Grove – Absent
- **Phase 4:** Marion Sustakoski – no issues
- **Phase 5:** Paul Sallas – Absent
- **Phase 6:** Cathy McElroy – on 1/10/22 106 Juneberry reported a street light out. Santee Cooper was called, and the repair was done.
- **Phase 7:** Brian McGraw – no issues
- **Phase 8:** Claudia Allensworth – Absent

1. **Cabana/Pool** – Dave Rudnicki – no issues to report
2. **Clubhouse** – Around back of the Clubhouse faucet valve dripping. Thor and Herman will see if they can repair, if not, a plumber may need to be called. Thor had no issues other than what was already discussed concerning the ladder in storage room. Debbie Rebocho asked for clarification of what can be kept in the storage area. Nancy advised it is for use for all in the community. Other than that being clarified, all is good at the clubhouse.

3. **Gardeners Gather** – no report
4. **Gates** – Brian advised that there were some issues with some residents, and again reiterated it is a matter of cleaning the window decal and sensor of residue. Cathy McElroy also stated that there was a reminder in the News & Views, last issue, concerning residue on the sensor.
5. **Lakes/Ponds** – Tom Gray advised that in Phase 8, there is a pipe that is clogging with pine straw, and we may have to have Total Lakes check the piping. Hardee does do some cleaning; however, they can only do this when they have a lesser work load in the winter. Nancy also advised that Hardee does not have the necessary equipment to get into the lakes for dredging, etc. Tom is going to discuss this further with Total Lakes and the Board.
6. **Roads/Signs** – Tom Gray advised that the Wilmington group has entered a bid for Pear Tree/Myrtle Trace Drive, and he is anticipating more bids from other contractors. The Boxwood sign has been repaired, and the committee was advised by Liz Maass that the signs are under warranty.
7. **Trees** – Leo Reger had nothing to report.

NEW BUSINESS

- Next month nominations will be made for Chair and Co-Chair
- Debi Perry has joined the Property Committee, and will be replacing Herman Rebocho as Phase Representative of Phase I. Herman will continue as Phase Rep for Phase 2, as well as assisting Brian with gates, and taking care of the recreation area.
- Elizabeth Borkowski has joined the Property Committee, and will be assisting Claudia Allensworth as Phase 8 representative.

OPEN DISCUSSION

- Fred Shields and Linda Anghilante expressed concerns with Hummingbird Lake with trees overhanging the lake and asked if this could be addressed. Liz Maass advised that Hardee had been informed of the problem previously, and she asked that Leo Reger follow up with Hardee to get the situation resolved.
- Liz asked Leo to act as a liaison between property and Hardee going forward, and he agreed.

Meeting was adjourned: 10:15am, The motion was made by Tom, Thor seconded, all were in favor.

Respectfully submitted: Debbie Rebocho for Jeanne Niziol

Next Meeting: February 8, 2022