

**MYRTLE TRACE PROPERTY COMMITTEE**  
**January 10, 2023**

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Nancy Seeds, Susan Granger: Board Reps; Leon Deiter, Herman Rebocho, Debbie Rebocho, Leo Reger, Joe Bastian, Lee Marino, Thor Kongvold, Ron Grove, Paul Sallas, Dave Atkins, Brian McGraw, Tom Gray, Jr., Marion Sustakoski, Tina Hurley.

**Meeting called to order:** by Liz Maass at 9:32 A.M.

**Welcome Guest(s):**

**Minutes of 12/13/22 Approval:** Debbie Rebocho made a motion to approve minutes, it was seconded by Thor Kongvold, and all were in favor. (Jeanne noted changes to the minutes after the Board Meeting on 12/21 were amended and underlined in the revised minutes).

**Board Liaison report:** Nancy Seeds handed out copies of the Repair and Replacement Budget to the committee members. She asked members to review and make notes of possible changes, i.e. the Clubhouse entertainment center. Since monies have already been appropriated in the budget to try an obtain bids within the same timeframes. Nancy also noted that contract negotiations with Hardee was made with concessions regarding painting the Club House and Cabana. The Committee will go out for bids for these projects which are shown as due in 2024. Tom Gray asked if Hardee will be continue painting the posts, Nancy responded yes. Paul Sallas asked Nancy if the old policy/steps to go out for bids was still viable, she said yes. Thor questioned the budgeted amount for painting the clubhouse, it is \$5,000.00, in light of the price increases he feels that the budgeted amount be increased to \$10,000.00.

**OLD BUSINESS:**

- Liz Maass reported that the maintenance building and lift station project was completed and after inspection there was some additional work to be done and since has been finished.
- Liz reported on the glass top table replacements, there was one replaced last year and two this year. Instructions for care has been placed in the News and Views on how to carefully move the tables to avoid breakage. Cathy McElroy asked if there possibly could be another type of replacement made containing wood putting that example in the library. There was discussion regarding the cost of laminate. No decision was made.

**PHASE/INFRASTRUCTURE REPORTS**

- **Phase 1&2:** Herman Rebocho received a call from a resident on Berry Tree that the home on 114 Berry Tree Lane had water coming from the unoccupied home. There was an issue of trying to first finding the owner or a responsible relative to contact to be able to shut off the water source. A pipe had burst in the attic flooding the home. There was discussion regarding the search for the water shut off valves in many residents' yards. Also Herman received yet another complaint that the Hardee group do not blow the leaves properly from the parking lot on Cricket Court. Liz indicated that she has spoken with the resident.

- **Phase 3:** Ron Grove – nothing new to report
- **Phase 4:** Marion Sustakoski – No issues to report
- **Phase 5:** Paul Sallas – no issues to report
- **Phase 6:** Dave Atkins – Dave reported on a tree needing removal on 108 Ashwood, Cathy McElroy contacted Leo Reger who handled issue.
- **Phase 7:** Lee Marino & Joe Bastian - No new issues to report
- **Phase 8:** Tina Hurley – Tina reported the resident on 1209 with the tree that hit her fence was still waiting for a response. Liz noted that the resident had not as yet forwarded her letter to the Board for a response.

1. **Cabana/Pool** –Dave Rudnicki - absent.

2. **Clubhouse** – Thor/Debbie – Thor reported that the signage on Phase 8 needed a new sensor, new sockets were purchased and replaced. The Clubhouse door lock is in need of replacement. He is constantly receiving calls that it will not lock or work properly. Liz asked him to find a new lock and Nancy agreed. It was noted that the lock was replaced 8 years ago and is no doubt due for replacement. The street light was also out by clubhouse and Santee Cooper was called to replace.

3. **Gates** – Brian McGraw/Herman Rebocho – No new issues. Brian did note that the siren from emergency vehicles will trigger the gates to go up whether the trucks enter our community or not. The gates will remain up for at least 15 minutes. This has been put in the News and Views as well.

4. **Lakes/Ponds** – Tom Gray, Jr. /Leon – Hummingbird/Vireo aerators are being installed today, 6 outlets and 4 bubblers, the bulkheads are being installed as well. Tom noted the 2023 drudging needs to be evaluated as to which ponds are to be done. Tom also asked for the go ahead to purchase the new stop signs and paint for the poles. Liz asked Tom to go ahead and purchase the needed items.

5. **Roads/Signs** – Tom Gray, Jr. – There are three major projects for roads: the Main Gate, Berry Tree and the Cricket Court parking lot, all scheduled for March, which includes milling, stone and asphalt. Cricket Court drainage issue to be revisited, prices to be looked into.

6. **Trees** – Leo noted a tree on the corner of Birchwood and MT Drive needs to be removed. It was noted by Susan Granger that an appeal has to be handed in to the Board for approval.

7. **Leo Reger** – (Hardee liaison) – Leo reported on 105 Timberline a small tree was removed, also on 100 Berry Tree another tree to be taken down, Leo will check with Barnie/Hardee.

**Special Tree Project Committee** – Chairman, Dave Atkins reported that his committee has identified sites for planting and the criteria decided upon which are 1) root issues, 2) Disease resistant and 3) cost estimates. They will be meeting tomorrow. Dave anticipates completing the project sometime in March.

**NEW BUSINESS:**

- Herman suggested that all Phase representatives contact any new residents and make them aware that they should contact Grand Strand as to the placement of the water shut-off valve on their property. Nancy suggested that the Emergency List should note that new residents contact Grand Strand for this information as well.

**Open Discussion:**

**MEETING was ADJOURNED:** 10:46 A.M. The Motion was made by Ron to adjourn and seconded by Debbie, all were in favor.

Respectfully submitted: Jeanne Niziol

*Next meeting:* **February 14, 2023**