

MYRTLE TRACE PROPERTY COMMITTEE
September 12, 2023

Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Board Reps: Bob Ebling, Darryl Rhodes; Members: Thor Kongvold, Paul Sallas, Herman Rebocho, Tom Gray, Jr., Tina Hurley, Dave Rudnicki, Joe Bastian, Leon Buckley, Ellen Elliott, Leon Deiter, Ron Grove.

Meeting called to order: by Cathy McElroy at 9:30 A.M.

Welcome Guest(s):

Minutes of 8/08/23 Approval: Ellen Elliott made a motion to approve minutes with Corrections (in red), seconded by Herman Rebocho, all were in favor.

OLD BUSINESS:

- Bob Ebling reported that the HOA budget is finished and ready for approval which will be presented at the next Board meeting on Wednesday, September 20th. The good news is that there will once again be no increase in our annual dues as well as funds will be available for 2024 projected projects.
- Cathy McElroy announced that the Hardee Maintenance Company have been with Myrtle Trace HOA for 40 years. Cathy asked Bob Ebling for input with regard to our planned luncheon on October 26th for Hardee's, he thought that Property Committee's supplying the seven employees with sub-sandwiches and sides was an excellent idea. Ellen Elliott will be supplying the drinks. Cathy agreed to check out Publix for the subs. The committee members will be chipping in for the cost of the luncheon.
- Tom Gray, Jr. reported that the signs have been posted at the entrances and the additional signs will be placed after the areas have been prepared for posting.
- Thor noted that the new Club House mantel has been attached, also noting that John Beam did an excellent job of co-partnering with the project. A double lock has been purchased for the front door of the club house in preparation for the October Crafter display for the Anniversary celebration. The doors will be double locked once the items have been placed for display. Thor has worked on the ceiling tiles and feels the additional work may be done internally rather than reaching out to an outside vendor.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 & 2: Herman Rebocho** – Herman reported receiving complaints from residents in Phase 2 that the maintenance has not been kept up. Herman spoke with Hardee/Barney who will follow up with his crew.
- **Phase 3:** Ron Grove – Ron received a complaint from residents on Timberline regarding the pond debris building prior to the storm and he explained that the water from the storm will raise the water level and clear the debris.
- **Phase 4:** Marion Sustakoski – absent - no report

- **Phase 5:** Paul Sallas – No calls to report
 - **Phase 6 & 7:** Joe Bastian reported that a resident on 112 Juneberry was concerned that there were no reflectors on the mail posts, Joe spoke with Barney and he said he was short reflectors but placed them on. Joe also received a call from 239 Cottonwood where a day lamp was not working properly, she had called Santee Cooper but was still waiting. Bob Ebling agreed to check out the issue at Santee Cooper.
 - **Phase 8:** Tina Hurley – no report. Tina noted that she has volunteered for After Hours when Hardee has left for the day. She had received a call, Bob and Tom are also on this list.
1. **Cabana/Pool** –Dave Rudnick - Dave reported that all is well and there were 1200 residents using the pool last month. The pool will be closing on 9/30 and 10/1 all cleaning will be done and furniture, etc. will be stored for the season.
 2. **Clubhouse** – Thor Kongvold – Thor reported that the lamp post on the road by the club house needs to be rechecked before work can be done to correct issue. It was suggested to use PVC to cover the base of the post to avoid rust, also suggested was rubber spray. This project will be looked into further after the October celebration..
 3. **Gates** – Herman Rebocho – Herman noted there were no calls.
 4. **Lakes/Ponds** – Tom Gray, Jr. /Leon Deiter – Tom reported that fish are being delivered today, only Carp (66). He noted he has a five (5) year plan and will later add Bass and a variety of Carp. Tom has been checking the water levels every two days. Tom asked that if anyone sees a buildup on the ponds to please give him a call and the Lake Company will come out and spray.
 5. **Roads/Signs** – Tom reported that all projects on roads have been completed for the year. He has two bids/contracts out for the Myrtle Trace Drive paving project that are due in on November 6th. Tom noted that reflectors have been ordered and the costs were in the budget for purchase. Tom will be shutting down the aerators in December through January.
 6. **Trees/ Hardee liaison** – **Leo Reger** – absent, sent in report: A Glenwood Dr. resident called with concerns with the pond level before the hurricane. He reassured resident that there would be no problems and asked resident to call Tom Gray if she still had further concerns. A new resident called that a tree fell on her house during the hurricane, Hardee’s crew was notified and handled. Later same resident called and said she was buying the Hardees crew lunch for the great job they had done. Resident at 170 Glenwood Dr. has a few small dead trees behind his property along the ditch, this will be handed off to the Hardee crew to deal with later in the fall. Leo is giving a **big Atta Boy** out to the Hardee crew for the job they did cleaning up from the storm.

7. Special Tree Project Sub-Committee - Chairperson, Ellen Elliott reported the committee is ready to go once the mowing is finished.

NEW BUSINESS/OPEN DISCUSSION:

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MEETING was ADJOURNED: 10:15 A.M. The Motion was made by Thor to adjourn and seconded by Herman, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: **October 10, 2023**