

**MYRTLE TRACE PROPERTY COMMITTEE**  
**April 9, 2024**

Joe Bastian: Chairperson (absent); Nancy Seeds: Acting, Chairperson;  
Secretary - Jeanne Niziol; Board Rep: Ted Black; Members: Tom Gray, Jr., Tina  
Hurley, Elizabeth Borkowski, Leon Buckley, Paul Sallas, Leo Reger, Thor  
Kongvold, Herman Rebocho, Debbie Rebocho, Roger Price, Cheryl Manzella,  
Ellen Elliott, Gray Strogon, Board President, Bob Ebling.

**Meeting called to order:** by Nancy Seeds at 9:32 A.M.

**Welcome Guest(s):** no guests

**Minutes of 3/12/24 Approval:** Herman made a motion to approve minutes  
as amended at Paul Sallas' request, seconded by Thor, all were in favor.

Board liaison, Ted Black – no report

Board President, Bob Ebling had three items to be discussed via recent Board  
sessions:

1. Regarding a request for Santee Cooper to complete an energy audit to  
find possible savings. Bob indicated that the savings would depend on  
the voltage use being more than 150 volts, if it is lower there may be no  
difference. A crew from Santee Cooper will come and possibly make  
recommendations.
2. Documentation Collection of various committee procedures for the Pool  
and Property member's jobs and responsibilities, which was started last  
year. This information is to be placed in the file cabinets in the club  
house and made available in case of a power outage, etc.
3. Bob referenced Roberts Rules – During a work session the request for  
constructing a Pickle Ball Court brought up a number of concerns.  
Bearing in mind we are a small non-profit organization; our Budget  
currently has no room to consider adding this project. Our  
infrastructure demands are of a main concern. The Priorities of Myrtle  
Trace are currently the roadwork for Myrtle Trace Drive, our  
Lakes/Ponds have aged and require substantial upkeep. Paul Sallas did  
state that he supports the recreational activities and understands that  
this project would be quite costly. Nancy reminded everyone that just  
maintaining the current infrastructure is costly due to the age of the

community. Paul wanted to make additional suggestions but Bob stated rather than give false hope to those wanting this project to happen, it may be wise to encourage them to find other facilities around the area to use.

#### **OLD BUSINESS:**

- Nancy asked Tom for an update with regard to the aerator project in Greb. Tom noted that the unit in this pond is the largest and will be costly. He will purchase the electrical items for work to be done for this year and purchase the aerator next year. With the go ahead from the Board, Tom will order the materials needed for the first part of this project.
- Tina Hurley reported on the request for ordering new card tables due to the current tables being in disarray. She and Debbie Rebocho ordered three new tables which are now in the store room.

#### **PHASE/INFRASTRUCTURE REPORTS**

- **Phase 1 & 2:** Herman Rebocho – all quiet.
- **Phase 3:** Ron Grove – absent – Ron forwarded a report that non-residents are parking on common ground to fish on the Golf Course Ponds and are damaging the new common ground due to the rain and soft ground. He took photos and left a message on a car windshield that they were on Private Property and that a complaint would be made to the Police and signed the note “A Resident”. There was much discussion from the committee members noting more signs need to be posted, also that possibly an Official Notice could be drawn up. It was also suggested that the Phase Reps and the Neighborhood Watch members be aware and take down license numbers and refer them to the Police if the perpetrators are non-residents and on Private Property. This is also a note for the News and Views to all residents to be made aware.
- **Phase 4:** Ellen Elliott – No issues/report
- **Phase 5:** Paul Sallas – No report
- **Phases 6 & 7:** Roger Price – no calls/issues to report

- **Phase 8:** Tina Hurley/Leon Buckley – no issues

1. **Cabana/Pool:** Gray Strogon/Frank Conrad/Cheryl Manzella –

Gray reported that he has a work day scheduled for April 26<sup>th</sup> with residents who have volunteered to assist in the set-up of the cabana. He received the DHAC approval report for the year. Final preparations are in place for Dunn Rite to remove the cover and they have done one initial cleaning and will do a final cleaning. Gray reported that Cheryl still needs to fill eleven (11) spots open for pool monitors and is certain that she will have them before we open. Open shifts are mid-week shifts.

2. **Clubhouse** – Thor Kongvold/Debbie Rebocho – Thor reported that he, Herman and Paul have put in the two lights in front of the Club House. There is a light sensor issue that they are working on.

There is a party scheduled at the clubhouse on the 14<sup>th</sup> and Debbie has agreed to check the room for any damages after the party ends.

3. **Gates** – Herman Rebocho/Nancy Seeds – Herman reported that gates are working well. Nancy had complaints about the Emergency vehicles having issues at times opening the gate, due to the fact that they are not using the “Double Click” to Enter, some still use the old code. The County needs to be reminded to re-inform the drivers of the new code. Vine’s trucks have been seen entering back gate, were mentioned but not discussed.

4. **Lakes/Ponds** – Tom Gray, Jr. /Leon Deiter – Tom reported that the ponds are being cleaned twice a month during warm weather and sometimes more. The Lake company did a good job on dredging Heron. Tom described the amount of debris and sludge that was removed was quite large. It was suggested that another item be placed in the News and Views to the residents about blowing debris and other lawn care in the ponds.

5. **Roads/Signs** – Tom Gray, Jr. /Tina Hurley –

Tom spoke with Palmetto Paving and we are still on their schedule for late April/Early May to begin work. Tom noted that a number of roots are coming up along the roads and would like residents to inform him so they can be removed. Patch work is to be done from Barry Tree to Cedar Ridge.

Tina has ordered additional “No Parking and No Fishing and Private” signs and they should be in this week and be placed where needed.

6. **Trees/ Hardee liaison** – Leo Reger – Leo reported no maintenance activity with Hardee. Nancy asked who is in charge of receiving the Sod requests from residents. Joe receives the requests for Sod and Leo indicated that he works with Barney on the Sod approvals.
7. **Special Tree Project Sub-Committee** – Ellen Elliott – Ellen reported that this week the planting at the intersection of Myrtle Trace Drive and Timberline Drive will be completed. Sod will be installed where Bradford Pears were removed. No further planning will be done until the fall.
8. **“After Hours Emergency Crew”** - Tina Hurley is the contact person. Volunteers are: Bob Ebling, John Nyahay, Tom Gray, Leon Buckley, Leo Reger, and Elizabeth Borkowski

**NEW BUSINESS/OPEN DISCUSSION:**

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