

**MYRTLE TRACE PROPERTY COMMITTEE**  
**September 10, 2024**

Joe Bastian: Chairperson; Secretary - Jeanne Niziol; Board Rep: Ted Black;  
Members: Tom Gray, Jr., Leon Deiter, Frank Conrad, Leon Buckley, Debbie Rebocho, Herman Rebocho, Gray Stroger, Thor Kongvold, Ellen Elliott, Cheryl Manzella, Board President: Bob Ebling.

**Meeting called to order:** by Joe Bastian at 9:32 a.m.

**Welcome Guest(s):** John & Nancy LeGrand, Lee Marino, Cathy McElroy

**Minutes of 7/09/24 Approval:** Ellen made a motion to approve minutes as amended and was seconded by Thor, all were in favor.

**Board liaison:** Ted Black – nothing to report from the Board

Prior to opening the meeting **Joe** addressed the visitors to allow them to express their concerns. Cathy McElroy of 110 Ashwood Circle, expressed her concern for further cleanup of the Ponds. Tom noted that Total Lake did come out and sprayed Cormorant Pond to address the plant growth that was discussed at last month's meeting. Joe suggested that the company Dragon Works be contacted for an estimate to dredge since they have larger/heavy equipment to work with. The discussion regarding additional aerators was addressed once again stating that the expense would be in the addition of electrical lines as well as first doing a large cleanup of the ponds. Joe said he would request a report from Total Lake on their actual work being completed similar to the report received from our pool company. Special rakes were discussed that would pull the debris from the ponds. Joe has ordered one and will report its success. It was also discussed about the possibility to bring in Hardee Maintenance along with Total Lake to work the cleanup. Those residents in attendance expressed their appreciation to Joe as chairman along with the Property Committee and its members for their attention to their concerns with cleaning up the ponds.

**OLD BUSINESS:**

- **Bob Ebling**, Board President, spoke briefly to the Property budget submitted to the Board noting items that may be long term i.e. the concrete deck at pool; air handlers; roof repairs; pumps. He stated that the Board will begin reviewing and working the budgets this week.

## PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 & 2:** Herman Rebocho – **Herman** noted that phase 2 was quiet. Phase 1, he received a message from 121 Berry Tree Lane that a light was out and was taken care of.  
  
**Joe** received an email that was also sent to the Property Committee members from a resident on 100 Cricket Court regarding extensive flooding on her property. **Herman** spoke to this issue noting some possible solutions for the resident with regard to an additional sump pump. Herman will visit the resident and discuss further.
  - **Phase 3:** Ron Grove – **Ron** (absent, nothing to report)
  - **Phase 4:** Ellen Elliott – **Ellen** had nothing to report.
  - **Phase 5:** Larry Lapinski – absent noting to report.
  - **Phases 6 & 7:** Roger Price – **Roger** sent in his report – He received a call from 119 Cedar Ridge Lane re: permission to paint his house. Roger explained where the request forms were located and told the resident that if there were any questions to contact his ARC rep or their chairperson, Pat Hosford.
  - **Phase 8:** Leon Buckley– **Leon** received one call from a resident on 203 Beechwood Court regarding a large red ball floating on the pond, it was removed and discarded. **Leon Deiter** of 184 Glenwood spotted beavers building once again. **Bob** noted that he had contacted the County, trappers have been used to catch and remove beavers. **Leon Deiter** also noted that Hardee maintenance removed shrubs and cleared trees at the edge of the pond also on Glenwood, noting additional spraying is needed to kill the remaining roots. Bob spoke to the golf course in Phase 4/5 needing to clean up the swales and remove the pine straw. The golf course is preparing to put in another golf cart path. Resident on 181 Glenwood (Tina Hurley) reported new sink holes in her back area near the pond. Tom said he is aware of this ongoing problem.
1. **Cabana/Pool:** Gray Strogen/Frank Conrad/Cheryl Manzella –

**Gray** spoke to the replaced pump. He noted that once the pool is closed additional painting and off season work will be done. He and his team will be meeting with the electrician Felix for work needed. The pool will close on 9/30. **Frank** discussed possibly adding temporarily closings of the pool monthly for spot cleaning. He noted that the cameras need to be on dedicated circuits which will require running a new line. The brown lounge chairs are not holding up well and Joe will check with the vendor since they were recently purchased and may have a warranty. It was noted that the pool was last drained and cleaned in 2012. **Frank** noted that the prep work will be costly.

**Cheryl** reported that the pool closers will come each evening until the end of season. She received three reports that were written up for pool patron concerns which she did not feel were bad. She noted that she will stay on as monitor supervisor for the next season and will be working on the pool rules to include some minor changes.

2. **Clubhouse** – Thor Kongvold, Debbie Rebocho – **Debbie** supplies all good. **Thor** checked the club house ceiling tiles by an HVAC vent that had been leaking, there was no liquid but there was moisture. He received an estimate of \$300.00 to replace the insulation around the duct to prevent any mold growth. **Thor** noted that the table extenders are not in good shape and either need to be repaired (if possible) or replaced.
3. **Gates** – Herman Rebocho/Nancy Seeds – **Herman** indicated there were no calls/problems. A gate/bar code reader replacement estimate was proposed to Joe. Finding replacement parts for the back gates is difficult. We will determine if the gate bracket that was broken can be welded together as an additional spare.
4. **Ponds** – Tom Gray, Jr. /Leon Deiter – **Tom** spoke to the contract agreement with Total Lake, We will evaluate whether Hardee maintenance can assist with the cleaning of the debris/sediment in the ponds. Joe asked Tom to contact the company Dragonfly to get an estimate for clearing and dredging. Tom feels the use of boats would be preferred.
5. **Roads/Signs** – Tom Gray, Jr. /Tina Hurley – **Roads: Tom** noted his disappointment with the response he received from Turner for his Five Year project on roads. The cost is higher since the company prefers a larger project rather than to tie up their crew for small jobs. Tom feels he can go with their projection and in the interim use Hardee maintenance to cold patch where/when needed.

**6. Trees/ Hardee liaison** – Leo Reger – **Leo** sent in his report noting he would be out of town for the meeting. He had three calls, one was for the Hardees, 218 Beechwood resident did not like the way the Hardee guys mowed his lawn. Leo contacted Karleen and they handled the complaint. Second call: 104 Walnut Circle and 103 Holly Springs in reference to a dead tree that lies between the two properties, not on common ground. Leo referred them to the ARC Committee. The third call he will deal with when he returns, which is a resident on Loblolly needing to have him look at a few trees of concern.

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**7. Special Tree Project Sub-Committee** - **Ellen** Elliott noted that they will resume in the cooler weather.

**NEW BUSINESS/OPEN DISCUSSION:**

- **Leon**  
**Buckley** noted that the HDMI white box by the door going out to the pool area may need a new outlet. Thor mentioned Kurt (resident on Loblolly) may be a good person to check with since they have worked together on the audio system.
- **Her**  
**man** brought up an issue where companies, such as HTC (cable) and others, come into the community and dig to place wiring, etc. on common ground they need to return and reseed or re-sod the grounds. He also noted that Santee Cooper will come if called.
- **Tom**  
made the suggestion that for further budget discussions, those in each infrastructure group, sit separately to discuss their plans for 2025. All were in agreement and broke into groups after the regular meeting.

**MEETING was ADJOURNED:** 11:20 a.m. The Motion was made by Leon D. to adjourn and seconded by Herman, all were in favor.

