

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – May 16, 2018

CALL TO ORDER: The meeting was called to order by Nancy Southard, at 9:05 a.m.

ATTENDANCE: *Board Members:* Nancy Southard, Renzo Falcinelli, Donna Ebling, Terry McTarnaghan and Santo Perry
Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford – Architectural Review Committee, Richard McEvoy - Property Committee, Lee Williams for Pat Paxson – Activities Committee
Also present were: Jim Luneke - Administrative Consultant, Barbara Artz, Paul Sallas, Tom Gray and Diane Gascoigne - Recording Secretary.

RESIDENT PARTICIPATION:

There was no resident participation at this meeting.

NOTE OF PASSING RESIDENTS:

Gnazio (Pat) Brangaccio of 201 Glenwood Drive passed away on Friday, May 11, 2018.

NOTE OF NEW OWNERS:

Edward and Georgette Kossman purchased 184 Myrtle Trace Drive on April 27, 2018.
Keith R. and Maryanne Burnham purchased 114 Berry Tree Lane on April 30, 2018.

APPROVAL OF MINUTES:

Renzo Falcinelli moved and Donna Ebling seconded the motion to accept the minutes of the April 18, 2018 Board of Director’s meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Lee Williams reported in Pat Paxson’s absence. An issue was brought up about guests being allowed to register to attend functions before Myrtle Trace residents have responded. There is a set policy that guests may be invited the last five days of the response period having allowed ample time for Myrtle Trace residents to first respond. Lee said it will be discussed again at their next meeting. It will also be put in the “New and Views” and added to all future activity flyers.

Terry McTarnaghan moved and Santo Perry seconded the motion to accept the written Activities Report. The motion was unanimous.

ARCHITECTURAL REVIEW COMMITTEE - Pat Hosford said there are two agendas for review.

Santo Perry moved and Donna Ebling seconded the motion to accept the ARC report as corrected. The motion passed unanimously.

Pat added that the combined ARC Committee and Property Committee along with the Lake Banks Committee completed the inspection of lakes this past week. She will have a report at the next meeting.

PROPERTY COMMITTEE – Rich discussed the problem of residents cutting the cord to the lock on the pool gate when they cannot gain entrance to the pool area. This leaves the gate unlocked when no one is at the pool. Santo Perry suggested a metal clamp be used. More discussion ensued.

Rich said the committee has determined they must find a new cleaning company for the clubhouse.

Status of the trees that need to come down in three areas was discussed. Bids were received from three different companies for each area: throughout the community; dead limbs hanging around the clubhouse and sports complex; and the trees already down and in the woods along Hickory and Myrtle Trace Drive.

Santo Perry moved and Donna Ebling seconded the motion to have Mr. D's remove 23 dead trees in the community at a cost of \$2,875.00.

Santo Perry moved and Renzo Falcinelli seconded the motion to have Acadia remove the fallen trees between Hickory Drive and Myrtle Trace Drive at a cost of \$600.00. These are the trees which were cut down over a year ago but were not removed by the contractor.

Santo Perry moved and Donna Ebling seconded the motion for Leader Tree Company to remove the dead limbs around the clubhouse and sports complex; cost \$350.00-\$400.00.

All of these contracts are contingent on having insurance information from each of these companies.

Donna Ebling moved and Santo Perry seconded the motion to accept the Property Committee Report. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley said he has ordered a new South Carolina flag and Thor Kongvold will raise it when he returns from vacation.

Renzo Falcinelli moved and Santo Perry seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER'S REPORT – Terry reviewed his report. Several residents are past due in their HOA dues. All in all Myrtle Trace's financial shape remains strong.

Santo Perry moved and Donna Ebling seconded the motion to accept the Treasurer's Report. The motion passed unanimously.

OLD BUSINESS:

- **Dredging Schedule** – Nancy said dredging is to begin hopefully on June 6, 2018.
- **Myrtle Ridge Berm Document** – Nancy read the letter from the Department of Engineering saying if Myrtle Ridge Road was ever widened it would not require the removal of our berm. This letter and plat map will be placed in our safe deposit box in the event it is needed at some future date.

NEW BUSINESS:

- **Dove/Wren Connection** – Paul Sallas made this connection and explained the benefits of it to the Board. A deep well puts water into Lake Dove and can be switched over to have fresh water in Lake Osprey. Lake Dove is connected to Lake Wren by a culvert under the road and is connected to a pump. The pump will pump water out of Dove into Wren. Lake Dove is the controlling lake for all of this.
- **Road Patching/Paving** – Tom Gray said he has three bids. Al Hardee’s crew repaired the really bad potholes with cold patch for the interim. Tom and Rich McEvoy gave copies of all the quotes to the Board. The bids came from: Coastal Asphalt LLC, Palmetto Corporation and Pavement Solutions Corporation (PSC). Terry asked which of these companies Tom recommends as he has spent time with each of them and has a feel for their character and competency. Tom said he would recommend PSC. They were more responsive and are willing to work with us to do what we want for the price. Tom, of course, will oversee the work. The work will be four to six weeks out. However, the spider cracks could be filled sooner.

Terry McTarnaghan moved and Donna Ebling seconded the motion to award the road patching and paving contract to PSC in the amount of \$3,900.00. The motion passed unanimously. Again, the approval is contingent on receiving copy of the company’s liability insurance.

- **Kitchen Committee Membership Recommendation** – Nancy Southard said she received an email from Bill Fox to extend the membership by one individual. The Board approved the recommendation for one additional member to the committee, Roger Kirschner. Roger is a member of the Property Committee and has experience in remodeling. However, no more additions will be approved to committee structure.

Renzo Falcinelli moved and Santo Perry seconded the motion to accept the recommendation to allow Roger Kirschner to become a member of the Kitchen Committee. The motion passed unanimously.

CORRESPONDENCE:

The Board received a thank you note from St. Jude Research Hospital for our donation in memory of Frank Moore.

The Board received a thank you card from Bonnie Longnecker for the Myrtle Trace Volunteer Luncheon.

REMARKS FOR THE GOOD OF THE ORDER:

Nancy said she wanted to turn the tables at this meeting and have the committee chairs and others in assembly give their remarks for the good of the order, rather than the Board. The consensus among everyone in attendance was the fact that we are blessed to live in a wonderful community and amongst a caring and giving group of residents and volunteers. Renzo added that this is “National Love A Tree Day” and Myrtle Trace’s trademark is trees. He thanked the ARC Committee and the Property Committee for the work they do involving and preserving trees in our community. Nancy thanked everyone in attendance.

Santo Perry moved and Donna Ebling seconded the motion to adjourn the meeting at 10:30 a.m. The motion passed unanimously.

Respectfully submitted,

Diane Gascoigne, Recording Secretary