

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – May 15, 2019

CALL TO ORDER: The meeting was called to order by Santo Perry at 9:00 a.m.

ATTENDANCE: *Board Members:* Santo Perry, Les Gerhart, Pat Paxson, Mary L'Heureux and Donna Ebling

Committee Chairpersons: Ted Ackley - Communications Committee, Jenny Jenemann– Architectural Review Committee, Richard McEvoy - Property Committee, Marie Tims - Activities Committee

Contractors: Jim Luneke - Administrative Consultant and Diane Gascoigne - Recording Secretary

Also present were: Herman Rebocho, Deborah Snitzer, Barbara Artz, Sue Sorrell, Anne Kongvold, Tom and Sharon Grabowski, Tom Nace, Judi Hibbs, Karen Riley, Mary Johnsen, Mickey Jarossy, Dot Silvernail, Bill Besemer, Jannine Sutherland, Tom Gray, Thor Kongvold, John Walko, Mary Connors, Doris Los, Paul and Ginger Sallas, Jeanne Niziol, Don Johnsen, Elizabeth Borkowski, Henry and Cynthia Harrison, James Wilcox, Colleen Carter, Joe and Joanne Martin, Marjorie Antcil, Don and Connie Druck and Frank Panichi

RESIDENT PARTICIPATION:

Santo Perry stated that he reached out after the last Board meeting with resident's concerns about tenants and he and Donna Ebling have a meeting with the Myrtle Trace lawyer on May 29, 2019 to see what legal possibilities there are, if any, to address some of the concerns. If that is why you are here today; this is what the Board has done so far.

- ♣ Mickey Jarossy said when she moved here it was with the understanding that we live in a single-home development. She read a list of concerns that were brought up in a meeting with several concerned homeowners in regard to this. She asked what percentage of homeowners was needed to revise the Myrtle Trace Covenant. Santo Perry said two-thirds of homeowners would be necessary. She stated rentals are for one year and there are presently approximately 26 rentals. Many of these are owned by one person. They are concerned about anyone having control of so many properties. Mickey brought up a lot of "what if" situations. Some situations could end up costing the community thousands of dollars a year. The fact of property values was also addressed. Our community is well known throughout the area and beyond as a premier retirement community. Residents are not sure if that feeling will continue if we become more well-known as an investment opportunity. Temporary residents do not have an investment, financial or emotional, and do not have the same sense of ownership. Luckily at this time most renters have been a good addition to our community and we want them to feel welcome. She addressed investment business; we are lucky that people like this, so far, are residents of our community and maintain the properties. It is our contention that if an owner who owns multiple properties passes away, a corporation could buy up the homes and slowly turn our community into a rental park. This is not why we moved here. Multiple votes in an election were also addressed. A way to address this would be to limit one owner to one rental property and prohibit absentee landlords. Mickey read a list of questions as well.

Paul Sallas also addressed rentals and gave the Board a written list of concerns. There is a potential for commercial development with the rentals. He said 5% of Phase Five in Myrtle Trace is currently rental property. He is pleased that the Board is listening and will take action if there is any available to us. Sue Sorrell and Coleen Carter made additional comments. Les Gerhart asked Mickey Jarossy what her group desired to happen. She responded their desire is to limit the number of homes one person can purchase with the intent to rent them. Santo Perry made it clear that whatever happens, the Board will not do the leg work on this. If there is something to be done legally, a committee will be formed to do the research and follow through.

- ♣ Herman Rebocho brought up the issue of so many properties, especially on Myrtle Trace Drive, having their lawns covered in pine straw. They look terrible and they are very real fire hazards. Santo suggested he contact

The Architectural Review Committee and Herman said he had done so and was turned down. Santo Perry said it will be addressed at the next Board workshop.

NOTE OF PASSING RESIDENTS:

Jack Fulmer of 214 Candlewood Drive passed away on April 13, 2019

Len Hickman of 179 Myrtle Trace Drive passed away on April 24, 2019

John Dugan of 232 Cricket Court passed away on April 27, 2019

NOTE OF NEW OWNERS:

Lamar and Kathryn Lewis purchased 211 Beechwood Court on March 2, 2019

Cheryl Douglass purchased 105 Laurelwood Lane on March 29, 2019

James Lane purchased 137 Berry Tree Lane on March 20, 2019

Mark and Peggy Shimer purchased 206 Butternut Circle on April 16, 2019

James and Anita Bourgue purchased 107 Mayberry Lane on April 16, 2019

Lester and Susan Brown purchased 217 Candlewood Drive on April 18, 2019

Curtis and Donna Jacobites purchased 176 Glenwood Drive on April 18, 2019

Ralph and Janie Washington purchased 220 Wedgewood Lane on April 22, 2019

Basis and Betty-Jo Boggs purchased 121 Hickory Dive on April 25, 2019

APPROVAL OF MINUTES:

Les Gerhart moved and Mary L’Heureux seconded the motion to accept the minutes of the April 17, 2019 Board of Director’s meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Marie Tims reported and asked Richard McEvoy if the lock on the pool gate could be changed as some people are experiencing difficulty with it. Santo Perry responded that a notice will be put in the “News and Views” on how to operate it. The code will not be printed.

Mary L’Heureux moved and Donna Ebling seconded the motion to accept the Activities Committee report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Jenny Jenemann said there were two agendas for review.

Pat Paxson moved and Mary L’Heureux seconded the motion to accept the ARC reports. The motion passed unanimously.

PROPERTY COMMITTEE – Richard McEvoy gave his report and had two items to discuss. One was the removal of trees on four properties at a cost of \$2,025.00.

Les Gerhart moved and Donna Ebling seconded the removal of trees on four properties by Mr. D’s Tree Removal Service for a total cost of \$2,025.00. The motion passed unanimously.

The second item was information on a follow-up with Pavement Solutions. They want Myrtle Trace to sign off on our contract with them so they can slot us as soon as possible.

Pat Paxson moved and Donna Ebling seconded the motion to accept the Property Committee report. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley had nothing to add to his written report.

Pat Paxson moved and Mary L’Heureux seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER’S REPORT – Donna Ebling said several people are paying their dues in advance so we are in good shape. We received more interest on our CD’s and have a new CD for the Disaster Fund. There are still some homeowners who are behind in their dues and we are working on that.

Pat Paxson moved and Mary L’Heureux seconded the motion to accept the Treasurer’s Report. The motion passed unanimously.

OLD BUSINESS:

- **Nominating Committee Discussion** – Santo Perry said The Past President’s Committee is revising a proposed function guideline for the Nomination Committee and will bring it back in September. Les Gerhart said there will be something final the next time they report.
- **Pool Opening** – Santo Perry said there was a problem with the salt system for the pool. The Board and the Property Committee together decided to go back to a chlorine system which is less expensive. There will be a 24 month trial period. Richard McEvoy said the pool did not open when planned because someone removed the drain cover and a diver had to be hired to correct the situation.

NEW BUSINESS:

- Santo Perry said Bill Fox and Ellen Elliott have sent out requests for bids for the kitchen renovation. The deadline for responding is May 17, 2019.

Correspondence: None

REMARKS FOR THE GOOD OF THE ORDER:

Santo Perry stated he sees people are very interested in the future of Myrtle Trace. The Nominating Committee begins their search for Board members in August. If one of these committee members comes and asks you to run for the Board he hopes you will consider it. Pat Paxson said she would like to see people involved in the committees that support the Board and the Board itself. Les Gerhart said he hopes when the Nominating Committee goes around and asks people to serve our community they will at least think about it and not say no too quickly. If you don’t try, it won’t get done. Donna Ebling said she resisted at first when asked to serve on the Board but is glad she did. She learned so much and met the best people. It is a good experience. You all know more than you think and if your heart is in it, give it a second thought. If we don’t have a Board, we end up with a Property Management Company and none of us want that. Mary L’Heureux thanked everyone for their open, frank and honest discussion today. Jim Luneke added that Paul Sallas,

Richard McEvoy and he are working on the renewal of the ground water permit. They need a lot of detailed information and have not found anything in the files yet. They have no idea how deep our wells are. They are trying to find out where all that information is. Anyone who has any files from years ago, please look at them. Richard McEvoy said the original permits have to be recorded so they will be able to obtain the information at some point.

Pat Paxson moved and Donna Ebling seconded the motion to adjourn the meeting at 10:00 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary