

MYRTLE TRACE PROPERTY COMMITTEE
TUESDAY 13 AUGUST 2013

Present: Malcolm Macphee (Chairperson), Bobbi Sands (Board Liaison), Lydia Baraga, Ron Grove, Thor Kongvold, Mike Reynolds, Leo Reger, Charlene Rose, Dave Smyth, Paul Sallas, George Thompson, Jim Wilkison, and Gary Kyes.

SECTION/INFRASTRUCTURE REPORTS:

Phases I & II – Three complaints from residents regarding cutting their front lawn common area grass too short. Malcolm will address the problem to Mr. Hardee.

Phase II, IV, & V – No problems

Phase VI – Backgate at Myrtle Ridge needs sodding. Committee landscaping the area will be addressing the problem.

Phase VII – No problems

Phase VIII – No problems

REFURBISHING COMMITTEE: Malcolm announced the Boards decision re: refurbishing of clubhouse. Board requested priorities be set by the Refurbishing Committee, which was done and board approved 1, 2, 3 priorities. There will be a special community meeting on September 3 at 2pm at clubhouse to inform residents of plans for refurbishing.

ELECTRICAL: Malcolm has gotten three bids for upgrading/rewiring of electrical and outlets. Wiring is in good condition, but outlets must be upgraded to handle electric in kitchen and around entertainment center. Peachtree Electrical (contractor for SANTEE COOPER) has evaluated our ceiling lights in Clubhouse, Maintenance Shed, and pool area. Santee Cooper will pay approximately \$2,000.00 of the \$3,000.00 it will cost to up lighting fixtures due to a govt grant for buildings older than 20 years.

Wi-Fi is now extended to pool area by Mr. Wilkison.

CLUBHOUSE DOOR – Combination lock on clubhouse door has been replaced at no cost to the HOA. Thor was able to contact distributor of combination lock pad which was beeping due to being worn out.

CABANA – REPAIRS – Lights which were on timers have now been fixed. Lights under cabana and in hallway of bathrooms comes on at dark and off at light. Timer was reset.

POOL-FURNITURE

GFI'S have been installed in cabana where radio is connected. Was suggested combination key pad locks be installed on pool bathroom doors and cabana storage area, to reduce the requests and cost for providing keys to residents.

Mr. Kyes advises sit up chairs, tables and umbrella stands need replacing before pool opening next year. Would like these items budgeted in next year's budget.

LAKES: Mike Reynolds advises majority of lakes looking good, but algae buildup is in channel between Lake Tern and Grebe lakes.

ROADS & GATES: Cracks and holes have been patched, white stripes repainted, STOP SIGN unblocked. Mailboxes replaced. Ambulance siren would not open gate today going out, but coming in works fine. Cost to fix problem would be approximately \$750.00.

GARDEN CLUB: Only ongoing is "work details" on weekends.

DRAINAGE PROBLEMS – Problems continue when having heavy rains. Legal clarification of flooding on residents' property a continual problem. Ron Grove advises Ms. Baltis' front driveway is serious flooding problem. Committee requests legal clarification of whose responsibility is it to fix -- HOA or resident. There are various way to solve problem, such as French pit or trough along driveway.

HORSESHOE PITS: Paul working on pit which should cost \$200.00 to complete. Committee voted unanimously to remove the two old pits, which Paul will do.

MULCH/CHIPPED WOOD: Unknown source dumped large pile of chipped wood in area behind pool near where bocce ball court is located. Committee suggested Mr. Hardee distribute wood in several places along Pear Tree Drive where overflow cars park during large events and possibly other areas which need filling in. Malcolm will discuss with Mr. Hardee.

Meeting adjourned 11:41 A.M.

Notes taken by Charlene Rose