

## MYRTLE TRACE PROPERTY COMMITTEE

TUESDAY 8 Oct 2013

**Present:** Nancy Southard (Chairperson), Malcolm Macphee, Bobbi Sands (Board Liaison), Ron Grove, Thor Kongvold, Charlene Rose, Dave Smyth, Paul Sallas, Earl Lee, Gary Kyes, Bill Gascoigne, Mike Reynolds, Jim Wilkison and John Beam (representing Garden Club).

### UNFINISHED BUSINESS

**Parking Area** – Jim gave a presentation on a possible solution to the curb blocks which some residents have tripped over. The blocks were initially installed to prevent individuals from driving their vehicles onto the sidewalk. Discussion followed regarding safety issue and the options available to address the situation. Although the Board has stated the additional light which was installed and painting of the blocks should be sufficient. However, some residents have still tripped over the blocks. Three options were discussed: remove the blocks; remove the blocks and paint a bright yellow strip parallel to the sidewalk; or remove the blocks and install flexible reflective posts. Motion was made and approved to recommend the Board approve removal of the curb blocks and evaluate the situation for two months. The two month period will give time to see if any problems arise from removal of the curb blocks.

**Pool Area Key Pad Locks** – Lock on women's restroom in the pool area broke, the lock cannot be rekeyed due to its age. Thor has researched various types of electronic key pad locks. This type of lock would not necessitate making new keys for each resident household. He recommended one which is back lite and doesn't have a lever. Motion was made and approved to purchase a key pad lock and to replace the broken lock. It was also recommended replacement of the other two locks in the future if this lock works correctly.

**Clubhouse Electrical Update** – Malcolm advised the contract for Peachtree Electric to update all fixtures in clubhouse, maintenance shed, and pool area has been signed. The majority of the cost for the new fixtures is covered by a government grant. Myrtle Trace is currently on waiting list to complete the work. S&B Electrical has been contracted to upgrade the electrical wiring in the clubhouse. Malcolm will be advised this week as to when work can be done.

### SECTION/INFRASTRUCTURE REPORTS:

Phases I & II – No problems

Phase II – No problems

Phase III – No problems

Phase IV – No problems

Phase V – No problems

Phase VI – No problems

Phase VII – No problems

Phase VIII – No problems

**CLUBHOUSE** - No problems

**CABANA/POOL** – Paul got bid for putting stucco for cabana floor, in place of the rubber mats; the estimated cost was quite high. Nothing will be done at this time.

**LAKES** – The starter motor on the pump which services Oriole, Tern, and Bunting Lakes has burned out. Mike has contacted the company and they will be making the repairs.

**ROADS/PROPERTY** – Good Shape – Patches holding.

**GATES** – No problems. Everything working.

**SIGNS** – No problems.

**MAILBOXES/POSTS** – As of this meeting, one mailbox on Myrtle Trace Drive has been knocked down.

**TREES** – The dead pine tree at the corner of Myrtle Trace Drive and Cricket Court was removed this morning. The two stumps located on Common Property between 104 and 106 Laurelwood Lane and one stump located near the Myrtle Ridge entrance are scheduled to be ground within the next week.

**GARDEN CLUB** – John Beam stated the Garden Club will be downsizing of garden area around clubhouse; the extent has not yet be finalized. Due to weather conditions this spring, the heat this summer and the shortage of workers in the garden on a regular basis, the garden has gotten out of control. The Garden Club is requesting approval of expenditure of \$550.00 to hire someone to clean-up the garden. The money would come from the Garden Club funds which are normally used for plantings and mulch. This expenditure would be for one time only. John said the Club hopes to recruit some new members and believes once this clean-up is done they will be able to maintain it. The motion was made and approved to recommend the one time expenditure of \$550.00 to clean-up the garden.

## **NEW BUSINESS**

**Pool/Cabana/Furniture Committee** – A sub-committee to the Property Committee is being formed to address the pool area including the repairing the pool leak, the decking, cabana and pool furniture. Serving on the committee are: Thor; Paul; Mike and Nancy. Four people from Myrtle Trace community will also be on the sub-committee. Nancy has requested the committee provide costs and list of items by June 30, 2014 for Board consideration.

**POOL CLOSING** – November 2 at 10AM to put up furniture, tables, umbrellas for the season. Volunteers needed.

Nancy advised that the large pile of mulch which is attracting mosquitos will be removed by Mr. Hardee's staff this week.

Meeting adjourned 11:20A.M.