

Property Committee Meeting Agenda

Tuesday, November 11, 2014

Present: Nancy Southard, Chairperson; Dave Smyth, Vice Chair; Les Gerhart, Board Liaison; Thor Kongvold; Jim Wilkison; Leo Reger; Bob Bastian; Dot Silvernail; Mike Reynolds; John Beam; and Paul Sallas.

- A. **Minutes** - Motion made, seconded and approved to accept minutes of the Tuesday, October 14, 2014 meeting.

B. Old Business

1. Fountains - John Beam read results of the fountain sub-committee findings. The cost of materials and installation for three lakes: Bunting, Tern and Cormorant were given; Lake Bunting - needs fountain only \$2,495 (¾ hp. Motor); Lake Bunting- fountain \$2,495, (¾ hp. Motor) and post and boards for electric panel and digging ditch approximately \$250.00; Lake Cormorant - fountain \$5,415, (2 hp. Motor), post and boards for electric panel and meter and digging ditch approximately \$250.00. There is an additional charge for a registered electrician for hooking up the fountains the fee is estimated to be \$350.00 to \$500.00. Nancy Southard thanked the members of the committee for their time and work.

2. Pool Leak- Paul Sallas reported on the situation. Originally pool was leaking approximately ¾ of an inch a day. Pool was drained and all drains were sealed and all skimmer tiles were replaced. The leakage dropped to ¼ to 3/8 per day. However, following the heavy rain leakage again was at ¾ a day. The water level is again being dropped to below the incoming jets. If the water level stabilizes after it would indicate a problem in the drains pipes. Garcia Concrete is still working and monitoring the problem. Nancy Southard thanked Paul for all the time he has put into working with the contractor and monitoring the work.

3. Plantings - Nancy Southard reported that the tree planting and replanting committee purchased four Leyland Cypress and eight Crepe Myrtles. Al Hardee and his staff planted the trees along Myrtle Trace Dr. between Cedar Ridge and Myrtle Ridge Road. Four diseased or dying Bradford Pears were removed.

4. Basketball Hoop - Paul Sallas presented a plan for placement of a basketball hoop on the cul-de-sac on Pear Tree Circle. The committee discussed the proposal. While members were not necessarily opposed to have in basketball hoop, there were many concerns regarding safety due to the location. The committee requested Paul investigate other possible locations and to come back to the committee at a later date with another proposal.

C. Phase/Infrastructure Reports

1. Phase 1&2- One street light was out and has been fixed. No other problems.
2. Phase 3 - A resident on Timberline expressed a concern regarding the ditch that runs behind her house. Dave Smyth went over and looked at it. He has called the county to see if they can trim some of the growth back. He has not heard back but will follow-up on it.
3. Phase 4 - No problems reported.
4. Phase 5 - No problems.
5. Phase 6 - No problems.
6. Phase 7 - No problems.
7. Phase 8 - One street light out on Loblolly, was reported and fixed.
8. Clubhouse - Thor Kongvold reported the heat level in the clubhouse has been consistent, no problems reported.
9. Cabana/Pool - No problems.
10. Garden Club - John Beam said there will be a program at the clubhouse on Thursday, November 13th on floral design at 1:00 pm.
11. Gates -No problems.
12. Lakes - Mike Reynolds said, pray for rain. John Beam asked that Mike check the level on Lake Cormorant as there may be a blockage as the level on Myrtle Trace Drive side appears to be higher than the level on Juneberry.
13. Roads/Signs - Jim Wilkison reported bid requests for sealing cracks on Myrtle Trace Drive had been sent out and he received three responses. The low bid was from Coastal Asphalt LLC at \$1.20 a linear

foot. He expects work to start within the next couple of weeks and he may need some help putting marks down on the road.

14. Trees - Al Hardee removed one diseased Bradford Pear near the lift station at the intersection of Myrtle Trace Drive and Cedar Ridge and there are several stumps which need to be ground.

D. New Business

1. Clubhouse Cleaning Contract - * Les Gerhart reported that he and Nancy Southard had interviewed two candidates, both agreed on one candidate. Motion was made and approved to recommend Deborah Woiculevicz the cleaning contract. Her contracted amount would be \$350.00 per month with an additional \$45.00 per month for the by-weekly cleaning of the restrooms in the pool area.
2. Pool Resurfacing Contract - Nancy Southard said the request had been made to the Board earlier to have the pool deck resurfaced in 2014. The Board wanted to wait until the cost of repairing the pool leaks had been determined. Presently, it looks like the cost will be less than the cost estimate. Therefore, she requested a motion to recommend awarding the pool resurfacing contract to Garcia Concrete. The cost of the resurfacing would be \$7,088.00. The motion was made, seconded and approved.
3. Pool Deck and Rail Replacement Contract - Nancy Southard explained the work to replace the wooden deck and rails is scheduled to be done in 2015. However, if we wait until January or February to award the contract we may have a hard time finding someone to do the work before April. She asked for a motion to recommend Garcia Concrete be awarded the contract with work to be done prior to April 2015. The estimated cost is \$30,481.00, this price includes the installation of the new rails and gates but not the cost of the rails or gates. Motion was made, seconded and approved.
4. Clubhouse Storage Addition - The idea of adding an additional storage area on to the clubhouse to get all activity materials out of the attic was mentioned at an earlier meeting. Nancy Southard said the addition is needed because of the safety issue discussed earlier. She asked John Beam if he would investigate the cost and develop a proposal. The proposal would need to be done by June 30 2015 so the Board can include the cost, if approved, in the 2016 budget. Dave Smyth, Paul Sallas and Jim Wilkerson volunteered to serve on a sub-committee with John Beam on this project.
5. Legislative HOA Session - Les Gerhardt and Nancy Southard shared some of the comments made by residents of other communities, mainly governed by the developer or a management company, regarding their homeowners association. Some of the complaints included: residents not being allowed to attend Board meetings; not having access to yearly financial reports; having an automatic 3% increase in homeowner's fees every year with no cap. In one community the fee starts around \$190.00 a month and some people are now paying over \$500.00 a month and if they sell their home the new buyer has to pay the rate the seller was paying.
6. Other - Paul Sallas volunteered to build a cart for the table top extenders. This would enable the extenders to be wheeled to the tables making it easier and safer for Myrtle Trace residents when setting up for events. Motion was made, seconded and approved for Paul to build the cart with the cost not to exceed \$250.00.

Nancy Southard said this is the time of year when Al Hardee's staff is raking the leaves and pine straw out of the lakes and sweeping the leaves and pine straw off all the common areas except where a homeowner has a Maintenance Agreement. Residents should not rake leaves from their private property onto the common area expecting Hardee's men to pick them up; it is the homeowner responsibility to remove them.

E. Adjournment - Meeting adjourned at 11:40 am.

Notes taken by Nancy Southard

*Minutes amended on 11/12/14