

## MYRTLE TRACE PROPERTY COMMITTEE

November 9, 2021

Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Nancy Southard- Board Rep; Tom Gray, Herman Rebocho, Debbie Rebocho, Dave Rudnicki, Brian McGraw, Claudia Allensworth, Paul Sallas.

**Meeting called to order: (in Liz's absence)** by Cathy McElroy at 9:30 A.M.

**Welcome Guests:** Paula Hartmann

**Minutes Approval:** Tom Gray made the motion to approve, and it was seconded by Dave Rudnicki, all were in favor.

**Board Liaison Report:** Nancy Southard handed out to the committee members copies of the 2022 Proposed/Approved Property Budget. Nancy went over changes. The budget showed both the proposed and approved items.

The total club house funds were approved showing an additional \$188.00 increase to Maintenance supplies. Under Pool there was an increase regarding the opening and closing of the pool (specific to the pool cover). Under Lakes the Eco-Friendly blocks were included in the contract eliminating the projected \$500.00. A total reduction of \$2,235.00 for Pool & Lakes.

Under Recreation area and other projects (under G&B) all items were approved as presented.

Nancy also handed out a proposed amendment to the Rules and Regulations under **Gate Pass Decals**. There was discussion to create a fine for anyone not turning in their decal upon moving out of Myrtle Trace. It was noted that creating a program to remove permission for use of the decal/pass would be much too extensive and expensive. It was additionally proposed to include an exit statement requesting residents remove the decal and turn it in prior to a move.

### **OLD BUSINESS:**

Dave reported that the pool cover is on,

Paul Sallas questioned the addition of gutters for the club house and the cabana, noting that the gutters would need guards included in the bids. Herman said he is still looking into additional bids since there is concern regarding preventing the accumulation of debris and the need to remove same without gutter guards.

It was noted that the Board has approved \$2,056.00 for the purchase of new arms for the Gates. The current stock will be used, and the new will be stored until needed. New arms cost \$866.00 each. The gates are rounded not squared off like the old ones. The expense is under repair and replacement.

### **PHASE/INFRASTRUCTURE REPORT**

**Phases 1&2:** Herman Rebocho – resident at 101 Cricket called to ask for the removal of pine tree branches on her property. Herman contacted Leo and he has been in touch with Mr. D's who will go and check the property.

**Phase 3:** Ron Grove – absent

**Phase 4:** Marion Sustakoski – absent

**Phase 5:** Paul Sallas: no issues to report but Paul noted that there seems to be a resident fox that has been seen in several neighbors' yards.

**Phase 6:** Cathy McElroy: Cathy reported ongoing comments regarding the droppings of the resident geese. Several suggestions were discussed including using a hose or leaf blowers, noting that the geese are not fond of loud noises.

**Phase 7:** Brian McGraw: no issues to report

**Phase 8:** Claudia Allensworth: resident on 1209 Loblolly was complaining about the traffic on Burning Ridge Road and Myrtle Trace Drive. Claudia went and spoke with her.

1. **Cabana/Pool** –Dave Rudnicki – Dave reported and that the cover is registered and has a four-year warrantee. He replaced heaters in cabana and may need to purchase an additional one. He has insulated the outside wall to aid in keeping the area dry. The new shut-off valve and new meter are in place. All closing work has been completed to date.
2. **Clubhouse** – Debbie had nothing to report, all is well.
3. **Gardeners Gather** – There seems to be no person to take over the gardening of the clubhouse surroundings, so it was suggested by Cathy McElroy to remove this category from the list. There seemed to be a need for the areas around the clubhouse to be tended to for trimming and removal of weeds going forward. It was also considered to hand this over to the Hardee group who it seems was the previous owner of the work. Herman also noted that Thor had from time to time cleaned out shrubs and bushes that overhung on the pool fences. For the issue of snakes being sited around the clubhouse, Herman suggested using sulfur as a deterrent.
4. **Gates** – Brian McGraw had a request for additional special keys to the Gate area. He has checked several stores receiving the same response that the key was proprietary and could not be copied. It was noted that there should be three (3) spare keys kept in the storage bin which identify them as belonging to the Gate. Nancy was to show Brian where the closet is that houses all the keys. There was also discussion regarding the placing of a sign on the arm of the gates stating that people should approach the gates slowly and with caution. It was also thought that there should be a reflecting color or paint for nighttime.
5. **Lakes/Ponds** – Tom Gray reported that the new company, Total Lake Care, is still attempting to understand the work needed in all the ponds. Tom's contact, Mr. Black, is okay right now and Tom will keep him going over detailed procedures in February. Tom noted that Turn Lake is scheduled to have the banks shored up beginning in November.
6. **Roads/Signs** – Tom Gray stated that the Palmetto Paving Company has been unresponsive to his billing questions. Tom has bids for the 16 locations in need of repairs. Tom is concerned that there are several cold patches needed. Another company, Turner Asphalt, has placed a bid. A meeting is planned between those on the committee involved along with Nancy and members of the Board to go over the costs.
7. **Trees** – Leo Reger - absent.

#### **NEW BUSINESS:**

It was proposed to obtain some type of video surveillance on the Gate area. Along with the reflective sign for the gate arm several suggestions were raised regarding a camera to be placed to obtain a picture of the license plate as well as the action taken by the driver damaging a gate. Deer cameras were noted to be inexpensive and have a limited view and needed several batteries each month as needed. Tom offered to loan

his camera he has not been using so that it could be tested prior to purchasing one or more. The pros and cons were discussed. Herman suggested requesting close by homeowners to assist as well as asking for use of residents Wy-Fi service for a camera as the one used at the pool.

**Open Discussion:**

Herman noted that he has purchased and replaced the dusk to dawn lighting with LEDs

Claudia opened a discussion regarding enforcement of those residents and or their lawn persons who continually blow their lawn debris into the ponds. After much discussion it was noted that there would have to be proof of seeing and catching the offenders. She suggested that the Property Committee develop a policy to enforce some type of fine for those abusers.

**MEETING was ADJOURNED:** 10:40 A.M. The Motion was made by Tom to adjourn and seconded by Debbie; all were in favor.

Respectfully submitted: Jeanne Niziol

*Next meeting: December 14, 2021*