

MYRTLE TRACE PROPERTY COMMITTEE
March 14, 2023

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Board Rep: Dusty Rhodes; Herman Rebocho, Leo Reger, Joe Bastian, Ron Grove, Paul Sallas, Brian McGraw, Tom Gray, Jr., Tina Hurley, Dave Rudnicki, David Atkins, Lee Marino, Thor Konvold.

Meeting called to order: by Liz Maass at 9:30 A.M.

Welcome Guest(s): Liz Maass welcomed guests – Ellen Elliott, Kim and Jim Freeman and Leon Buckley

Minutes of 2/14/23 Approval: Herman made a motion to approve minutes of 2/14, seconded by Tom, all were in favor.

Board Liaison report: Dusty just noted that tomorrow is the Board Meeting, no other business was discussed.

OLD BUSINESS:

- Dave Atkins gave a synopsis of his very detailed report on the MT Tree Planning Committee. Dave noted that his committee has completed their part of the task and suggested that a sub-committee to his committee follow through with his committee's recommendations for tree and shrub planting and/or replacing. Dave recognized his committee: Ellen Elliott, Ron Grove, Tina Hurley, Herman Rebocho, Leo Reger, David Smyth and Lee Williams. He feels fewer members will be necessary going forward.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1&2:** Herman Rebocho – Phase 2 - One issue continues with the leaves on Cricket Court driveways. Hardee workers have been blowing the leaves as they become an issue.
- **Phase 3:** Ron Grove – Ron received a call from a resident on Timberline, there is a vacant home that is not being kept up and the leaves and other debris is clogging the pipe to the swale. Hardee has cleaned it out partially but it is ongoing with no one living on the grounds. An issue with a dead tree was reported to Liz and she in turn asked Leo to check and Leo took care of the tree removal.
- **Phase 4:** Marion Sustakoski, absent no issues to report
- **Phase 5:** Paul Sallas – Paul told Liz that he would like to make use of left over wood from his building the bench at the Shuffle Board area and construct a fence around the area housing the garbage containers by the clubhouse. He was given permission to do so. Paul also asked that something be done to clear the roots on the pathway from Phase 1 and the clubhouse. The roots are becoming more and more dangerous for residents using the walkway and would like to know if the Hardee group can take the task on.

- **Phase 6:** Dave Atkins – no report
 - **Phase 7:** Lee Marino & Joe Bastian - No new issues
 - **Phase 8:** Tina Hurley – Tina gave an update to the issue with 201 Candlewood, the Tree Committee advised the resident of future changes to the **landscape which is adjacent to Quail Lake**. The resident's main concern is her lack of privacy. Tina also inquired as to the possibility of replacing the missing No Fishing and No Trespassing signs in various areas around the Ponds. Leo will check with Hardee's since they had put the previous signs up.
1. **Cabana/Pool** –Dave Rudnicki - Dave indicated that he is waiting for the bids to be approved and having the work begin before the Pool opens.
 2. **Clubhouse** – Thor/ – Thor addressed the committee to give his Thanks to Debbie and Herman Rebocho for filling in for him while he was away for an extended amount of time.
 3. **Gates** – Brian McGraw/Herman Rebocho – Herman asked if the new Click to open has been installed as yet. Liz indicated that the new process has not been purchased as yet. Tom Gray noticed that the incoming gate arms plastic casement cover is broken around the wood area.
 4. **Lakes/Ponds** – Tom Gray, Jr. /Leon – Tom reported that the Lake Company has resumed their twice monthly checks on the ponds. Tom also noted a need for a new cover for the motor on Boxwood's new aerator on Bunting Pond.
 5. **Roads/Signs** – Tom Gray, Jr. – Tom has two contracts for the yearly roadwork; he also has one bid for the road Core boring and would like to present it at the Board meeting tomorrow. Tom also needs approval and invoice/funds to be sent to the Stop Sign Company that are ready to be picked up.
 6. **Trees** – Leo reported having five tree bids for removal to be taken to the Board. The location is on Myrtle Trace Drive by the Club House entrance.
 7. **Leo Reger** – (Hardee liaison) – Drainage issues on MT Drive near bulkheads, where boards may have to be replaced, Leo will meet with the Hardee group and discuss.

Special Tree Project Committee – Chairman, Dave Atkins – Dave has indicated that this Committee has completed its purpose and proposed another 'sub' committee be established to move on the recommendations in his report.

NEW BUSINESS/OPEN DISCUSSION:

- Liz asked members to review the vendor contracts that were placed on their tables, one for the Painting of the Cabana, Club House and Maintenance building and one for the Pool service renewal contract. All members were in

favor of presenting the contracts to the Board for approval at tomorrow's Board meeting. Thor asked if there were timeframes for the completion of the work. He would like to be informed of work to be done before the work begins.

MEETING was ADJOURNED: 10:30 A.M. The Motion was made by Tom Gray to adjourn and seconded by Dave Rudnicki, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: **April 11, 2023**