

MYRTLE TRACE PROPERTY COMMITTEE

September 14, 2021

Liz Maass: Chairman; Cathy McElroy: Vice Chairman; Secretary - Jeanne Niziol; Nancy Southard- Board Rep; Tom Gray, Herman Rebocho, Ron Grove, Dave Rudnicki, Thor Kongvold, Brian McGraw, Leo Reger, Marion Sustakoski, Claudia Allensworth

Meeting called to order: by Liz Maass at 9:35 A.M.

Welcome Guests: Elizabeth Borkowski

Minutes Approval: Tom Gray made the motion to approve it was seconded by Herman Rebocho, all were in favor.

Board Liaison report: Nancy Southard reported that the current lake management company is in its last days of their contract and all are looking forward to the new company, Total Lake Care Company, to come on board. Nancy noted that the HOA Board are having ongoing Budget Meetings. It was discussed at one of the budget meetings to create a Contract to pay the Property Committee's secretary a salary. The contracted position will need to be advertised in the News and Views and become effective on January 1, 2022.

OLD BUSINESS:

Liz noted that the Gate Arm has been temporarily tightened but it was discussed that it keeps loosening and needs to be replaced at some point.

Thor was thanked for moving the Smoker Butt receptacle out from the clubhouse to the sidewalk near the handicapped parking area.

PHASE/INFRASTRUCTURE REPORTS

Phases 1&2: Herman Rebocho – 110 Barry Tree complained of weed growing on the common area of his property, it was discovered to be poison ivy. Since it is within the common area Liz will contact Hardy and have them take care of its removal. Weed killer was suggested as well as Tom Gray suggesting weed killer with a solution of vinegar and finishing off with salted water and it will not return.

Phase 3: Ron Grove: No current issues to report

Phase 4: Marion Sustakoski – no issues to report

Phase 5: Paul Sallas: Absent – no issues for 5 but Paul noticed a broken fence post near the outgoing swing gate, first post on the right. Also noticed a very dead big pine tree in common ground behind the left side of 119 Juneberry.

Phase 6: Cathy McElroy: Two calls regarding lights that were out, she called Santee Cooper and they responded within 3 days to replace. It was noted from Thor and Tom that the new lights are allowing wonderful lighting for “miles.”

Phase 7: Brian McGraw: nothing to report

Phase 8: Claudia Allensworth: no new issues

1. **Cabana and Pool** –Dave Rudnicki – All activities are in progress. Dave asked if the new dawn to dusk lighting will remain on after Pool closing. After some discussion it was decided to shut them off since

the Pool will be covered and there didn't seem to be a need for them to burn. The paint for the ladies bathroom will be available tomorrow for the ceiling and the floor. Dave has a volunteer that will finish painting the remaining edging of the Pool area he had started, once the paint is available. There was discussion regarding the Salt Cell timer, the timer runs 10-12 hours a day, which Dave noted extends the life of the cell to 2030-31. He also noted that the new Cell is 3x the size of the previous Cell.

2. **Clubhouse** - Thor Kongvold/Debbie Rebocho – Thor reported that all is going well with no issues.
3. **Garden Club** - Liz has spoken with the two residents interested in helping with the cleanup and ongoing upkeep of the areas around the club house. The ladies are ready to work with the Garden Club group to keep up the grounds.
4. **Gates** - Gary Cooper – no report
5. **Roads** - Tom Gray reported that he has handed in invoices for Board approval for a good job that was completed by the Palmetto Paving Company. There were no resident complaints after the final completion of the work. Tom handled one resident who had a concern which was to avoid getting tar on his driveway from the project.
6. **Lakes** – Tom expressed his hopes at having a better relationship with the new Lake Company going forward. The new company is local the old company was from Georgia, the new company has the proper equipment to service the 15 acres of lakes. Tom explained that the hurricane season upon us no water can be added at this time to help with the film and settlement of most of the lakes. Tom explained other factors related to the fish and its predators, by trying to remove the sediment with chemicals could harm the fish and turtles.
7. **Trees** – Leo Reger received two bids for three trees by the club house and a Pear Tree on MT Drive. There was some discussion regarding the budget funds being expended which Leo was not in agreement with. Nancy stated at the Board meeting on 8/18, \$2,250.00 was approved for the removal of 6 trees, not \$450.00 for two trees as stated in the August Property minutes.

NEW BUSINESS:

Liz reported that the new Pool cover has been ordered. Dave said a template will be made of the existing one to create the new cover at a cost of \$3,055.28. Dave noted that the company they are dealing with gave a free estimate.

Open Discussion:

Claudia Allensworth asked, with regard to the Pool budget, if there will be monies budgeted for repairs and replacement going forward. Nancy stated that there are funds available and indicated also that monies have been allocated as well. Emergency funds may also become available if necessary.

In his absence, Paul Sallas sent in a note to say that Roger Kirschner did a nice job installing the hand railing beside the steps leading up to the Pool.

Ron Grove stated that being on this Committee for 15 years he is very impressed with the organization of the current members and liaison. Budgeting is very well thought out and being done as a group. The Phase members and infrastructure members are all responsible for their own areas and take on budget concerns by supplying their input. All in all a job well done and hopes to see it continue.

MEETING was ADJOURNED: 10:20 A.M. The Motion was made by Tom to adjourn and seconded by Thor, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: October 12, 2021