

PROPERTY COMMITTEE REPORT

FEBRUARY 7, 2026 ANNUAL MEEETING

The Property Committee is responsible for all the Myrtle Trace property not owned by homeowners. This includes roads, retention ponds, signs, pool, recreation area, clubhouse, trees and the gate at the back entrance. The committee meets at 9:00AM on the second Tuesday of each month. Homeowners are welcome to attend.

Our noteworthy achievements over the past year include:

RETENTION PONDS: Myrtle Trace has 15 stormwater retention ponds covering approximately 15 acres. Many of the ponds were constructed more than 40 years ago and have been accumulating sediment throughout their existence. Each year the sediment build up becomes more noticeable. In 2024, a dredging project was approved by the HOA Board of Directors.

The first phase of the pond dredging project was completed in 2025. Cormorant Pond and part of Bunting Pond were dredged using a hydro rake machine. More than 100 cubic yards of debris was dredged and removed from the 2 ponds during this effort. Later in 2025, buildup of material on Wren and Quail Ponds was removed via a manual process. Both efforts enhance the ability of our ponds to retain and disburse stormwater during rain events.

The next phase of the dredging project was reviewed, approved and funded by the Board late in 2025. The remainder of Bunting Pond as well as Oriole Pond will be dredged beginning in January 2026. Also, a manual effort is being organized to begin clearing areas in Phase 8 in anticipation of future dredging efforts. Access to the ponds is required to accommodate debris removal.

SIGNS: Signs warning residents of the presence of Alligators have been obtained from the SC Department of Natural Resources. These will be installed during 2026.

CABANA & POOL: The sand filter, salt cell controller module and pool pump were replaced during 2025. The new units should provide uninterrupted access to the pool during the 2026 season.

CLUBHOUSE: Unfortunately, the clubhouse was damaged by 2 nearby lightning strikes during a violent storm. The clubhouse TV and the controller for the security cameras were replaced and a damaged tree was removed in front of the clubhouse. Surge suppressors were obtained and installed on the power supplies to the clubhouse and cabana.

TREES: Many trees were pruned and those in decay or damaged by storms were removed from common property. Our Tree Committee works to replace trees removed. The committee monitors information on pests and diseases impacting trees and works to plant trees that will last many years.

What are listed above are the largest achievements but are not close to what the all-volunteer committee members accomplished. A sample of some of these things are: replacing the HVAC filters in the clubhouse, unclogging drains, washing the clubhouse windows, adjusting the pool lights and pump run times, having defective streetlights repaired, dealing with wildlife (beavers, snakes, etc.), keeping the clubhouse supplies (soap, towels, etc.) stocked, operating the wells to maintain pond water levels, lowering water levels in advance of tropical storms, routinely checking the roads for potholes or root bulges, sod replacement, pool operation, directly interfacing with our maintenance contractors, etc., etc.

The Property committee consists of extraordinary volunteers, committed to making Myrtle Trace a safe and beautiful place to live. The following are their names:

Property Chair: Bob Ebling

Secretary: Jeanne Niziol

Retention Ponds: Tom Gray Jr. & Leon Deiter

Roads & Signs: Tom Gray Jr., Tina Hurley

Hardee Liaison and Trees: Leo Reger

Tree Committee: Ellen Elliott, David Atkins, Leo Reger, David Smyth

Clubhouse Supplies: Tina Hurley

Clubhouse Maintenance: Thor Kongvold

Recreation Area: Herman Rebocho

Gates: Herman Rebocho & Nancy Seeds (gate decals)

PHASE REPS: Phase 1 & 2: Herman Rebocho - **Phase 3:** Dave Yockey - **Phase 4:** Ellen Elliott-
Phase 5: Larry Lapinski - **Phase 6** Roger Price – **Phase 7:** Doug Erb - **Phase 8:** Leon Buckley

Cabana & Pool: Gray Stroger

Pool Monitor Supervisor: Cheryl Manzella

Pool Monitors & Pool Volunteers in Alphabetical order: Elaine Adams, Lonnie Adams, Brandon Allen, Christopher Allen, Linda Anghilante, Eric Bartko, Bob Bastian, Jean Bastian, Joe Bastian, Theresa Biron, Darlene Bruzzi, Jim Bruzzi, Cathy Cain, Colleen Carter, Richard Charron, Connie Cook, Sylvia Curnow, Linda Dale, Donna Deiter, Nancy DePino, Linda Dey, Jerry Eamer, Terri Eisenhardt, Terri Fink, Harry Fink, Anne Gillard, Irene Goodfield, Linda Guest, Deborah Janosek, Jason Janosek, Bev King, Annie Kongvold, Susan Kongvold, Thor Kongvold, Judy Koudelka, Barb Lapinski, Sandra Main, Cheryl Manzella, Dennis Marchand, Kristin Marchand, Joanne Martin, Joe Martin, Teresa McLaughlin, Kathy Moore, Jan Notte, Steve Notte, Debbie Perry, Santo Perry, Carol Renee, Larry Renee, Sheilah Reynolds, Peter Roth, Sandy Rutter, Mary Ann Schroeder, Fred Shield, Stu Sides, Anita Smith, Gray Stroger, Carrie Wind, Debbie Wycoff.