

MYRTLE TRACE PROPERTY COMMITTEE

May 11, 2021

Liz Maass: Chairman; TBD– Vice Chairman; Secretary - Jeanne Niziol; Nancy Southard- Board Rep; Tom Gray, Herman Rebocho, Paul Sallas, Cathy McElroy, Ron Grove, Dave Rudnicki, Gary Cooper, Debbie Rebocho, Marion Sustakoski, Claudia Allensworth

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

Welcome Guests: Dennis Haak, Daniel Cwiakala, Elizabeth Borkowski,

MINUTES APPROVED: Cathy McElroy made the motion to approve and Claudia Allensworth seconded, all were in favor.

OLD BUSINESS:

- Shuffle Board: Dennis and Daniel reported that the Shuffle Board supplies will be delivered on May 12th. They noted that the upkeep and maintenance will be very easy. Paul Sallas is preparing to construct a cabinet to hold all the accessories for play. It will be weather proofed and locked. The life expectancy is being recorded as 10-year replacement, costs.
- Pool Opening: Dave Rudnicki reported that there are a few issues with the bathrooms one being the paper towel racks which Debbie Rebocho is researching,
- Repair of Tern Lake outflow tube – bids? Glenwood’s lake. Seeding has been done and should help. Nancy Southard noted regarding bids for a new Lake Management company. The HOA has sent out to three companies. The current contract ends September 6th and the Board does not plan on renewing.
- Street Signs update: Tom Gray reported that the last of the new signs on Candlewood are up. The road work on Phase 1 cul de sac and MT Drive is in need of attention, the Palmetto paving company have been contacted and will correct.
- Request for Property measurements/blueprints – It was reported that Rich McEvoy had the Condo blueprints – Nancy indicated that she will get with Liz Maass to discuss.

PHASE/INFRASTRUCTURE REPORT

- Phase 1&2: Herman Rebocho – One call was received regarding the Stop sign on Hickory/Berry Tree to be straightened. Herman also reported that the shuffle board court was power washed.
- Phase 3: Ron Grove: No issues
- Phase 4: Marion Sustakoski – 3 issues
 1. 110 Birchwood Lane had a trailer parked on the swale in front yard, notified resident and it was removed
 2. 123 Birchwood Lane complaint that hardee was mowing lawn when he had requested it not be mowed. Hardee was notified and it has ceased
 3. 105 Birchwood Lane requested to have brown wooden post be placed on his swale to protect a sprinkler head which he felt was being driven over. Hardee placed a post.
- **Phase 5:** Paul Sallas: No issued
- **Phase 6:** Cathy McElroy: 206 Cedar RR & 204 CRR they are concerned about the turtles digging in the properties. Hardees have been working on the problem. Residents requested to have retaining walls constructed. Pat

Hosford was contacted and this area is not on the schedule until 2022. Once again it was discussed that this is nature at work (turtles.)

- **Phase 7:** Gary Cooper: 230 CRR resident asked to have Hardee return to mowing the property, a maintenance agreement is needed to be submitted in the Fall.
- **Phase 8:** Claudia Allensworth: Two Candlewood residents had complaints regarding damages from HTC project and was given the process to obtain assistance.
 1. **Cabana and Pool** –Dave Rudnicki – There is some work to be done on the pool stains. Bathroom toilet stains around base need to be cleaned and painted. Dave requested a copy of the Pool contract with the Pool Company. Nancy will get a copy to Dave.
 2. **Clubhouse** - Thor Kongvold – Thor sent a report that the toilet issues in the club house were resolved. He is still searching for bulbs for ceiling lights.
 3. **Garden Club** - The club is looking for new members and it was suggested that a note be placed in the News and Views.
 4. **Gates** - Gary – No issues
 5. **Lakes and Roads** – Tom reported on additional fish being added to the lakes, the second half in three to four weeks, Bass and Carp. Each year he was told by the management company that they alternate placing the fish in lakes. He has spent \$423.00 of his budget of \$600.00. There are 14 lakes in all. The aerator in Sparrow needs to be treated and in need of new circuit breakers. Water level issues create problems as well.
 6. **Streets/Signs** – Tom reported that the last of the signs will be up today. Liz indicated that the bills have been finalized as well.
 7. **Trees** – Leo Reger – No report

NEW BUSINESS:

- Pool Rules for Residents – Liz suggested that the Pool Rules be published in the News and Views again as well as posting a Notice at the entrance of the pool to remind the *last* person leaving the pool at any time be sure to lock the gate.
- Liz reported that she received Rich McEvoy's resignation from the Committee. Paul Sallas indicated that he would fill in for Rich's prior responsibilities as needed.
- Paul is pre-pairing to build an additional bench for the recreation area, there is a budget of \$300.00 available.
- Liz brought up the discussion regarding prices for pool supplies. The Salt Cell may need replacement.
- There was also discussion regarding options for the handicap parking posts. Either an actual handicap sign. There are a few of the posts available to replace those missing.
- Nancy indicated that money was budgeted to purchase a new pool cover, \$3000 was budgeted and a cost of \$2,600.00 was submitted but since there is no need to purchase, the money stays in the budget and cannot be used for other purposes.

- Nancy handed out copies of the Repair and Replacement budget for 2020-2021 and discussed changes and clarifications.
- Cathy McElroy agreed to take the office of Vice Chairperson of the Committee.

MEETING was ADJOURNED: 10:45 A.M. The Motion was made by Cathy McElroy to adjourn and seconded by Dave Rudnicki, all were in favor.

Respectively submitted: Jeanne Niziol

Next meeting: June 8, 2021