

## MYRTLE TRACE PROPERTY COMMITTEE

October 12, 2021

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

**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 Leo Reger, all were in favor.

**Board Liaison report:** Nancy Southard reported that all was calm in the Trace. She said the Board will vote on all committee budgets next week and copies will be given out to all committees after all are finalized.

### OLD BUSINESS:

Painting of the Pool Cabana has been completed and all equipment has been organized for a quick and easy reopening next season.

Pool cover is due to be delivered by October 22nd.

### PHASE/INFRASTRUCTURE REPORTS

**Phases 1&2:** Herman Rebocho – All quiet in both phases.

**Phase 3:** Ron Grove: No current issues to report

**Phase 4:** Marion Sustakoski – Marion noted that one of the brown posts was damaged on the corner of Birchwood Lane and Moss Circle and was reported to Liz Maass who has reported it to Hardee maintenance. A new post now is in place. She also received a notice that the streetlamp at 117 Birchwood Lane required a new lamp. Santee Cooper has been notified.

**Phase 5:** Paul Sallas: No new issues to report but there was an incident with the resident at 101 Laurelwood who stepped out of his house and was bitten by a copperhead. He was treated at CMC.

**Phase 6:** Cathy McElroy: Cathy reported that a new resident on 100 Walnut Circle was concerned with the bubbling coming out of the swale/drain on her corner property. Hardee went and checked, and it was found to be a natural effect when it rains.

**Phase 7:** Brian McGraw: nothing to report

**Phase 8:** Claudia Allensworth: No issues to report. Claudia questioned whether the Welcoming Committee was back and informing new residents of certain rules particularly with regard to the duration of allowing trailers/U-Haul trucks to be parked in driveways while residents move in. It was noted that the Welcoming Committee has been visiting new residents once again but also that if there is a problem with the trailers/U-Haul's this would be an issue to be taken to the ARC committee for specific rules.

**Cabana/Pool** –Dave Rudnicki – Dave reported that the Pool Cover will be delivered next week. He also completed the Logbook which is kept at the Pool has been completed to date and was told to file it at the end of the year when a 2022 Log will be received. Dave asked that the Committee not to contact Hardee before checking whether he or someone on the Committee can complete the request or job in question. Liz asked Dave to speak with her prior to going outside of the Property Committee for assistance. Liz also asked Dave to take down all the signs on the fences and put them away for storage since the weather is detrimental and will age them.

**Clubhouse** – Liz noted that the new table covers have been received and placed on the round tables, it was agreed they were well made and were put on with ease. Residents should also be made aware to take care when removing and replacing covers. Debbie Rebocho asked Liz to have a note put in the News and Views that no one should be leaving any food in the refrigerator or on the counters in the kitchen or elsewhere to avoid attracting insects and mess in the kitchen areas.

**Gardeners Gather** – Liz noted that the Gardeners will be getting together to make plans to enhance the Sports Area outside.

**Gates** – Brian McGraw asked what the status was on the replacement of the gates, Liz indicated that the proposal was to be presented to the Board next week.

**Lakes/Ponds** – Tom Gray reported that the new lake company has visited frequently to observe and understand how to approach some of the lakes with little or no entrance availability. Mr. Blake is Tom's contact who is actively observing and logging his to do's. He has ramps that will make access much easier to all ponds.

**Roads/Signs** – Tom Gray has been receiving new bids for the roads discussing future work to be done with a new company. All bids should be in by January/February for 2022. He will speak with the current company to compare costs and service.

**Trees** – Leo Reger handed in to Chairperson Liz Maass an estimate of \$500.00 for Juneberry tree removal on Common Property and other bills for \$1,400.00.

#### **NEW BUSINESS:**

Regarding Snake issues, it was suggested that a note be placed in the News and Views to notify residents to always look before they leap since there have been a number of sightings right outside resident's front doors.

Bids are in for replacement of gate arms.

Liz read an email from Gary Cooper who has resigned from the Committee, he is wished well, and he will be missed, Brian McGraw is his replacement person.

#### **Open Discussion:**

Herman suggested keeping on the Cabana/pool lights since the light bulbs have all been replaced with LED 9w(60w) donated bulbs. Not expected to be costly to remain on. Thor donated the wood for the Corn Hole game which has been treated for weather and are raised up from the ground. Herman estimated that a cover for the Corn Hole game would cost \$23.00 if needed.

Herman brought up that the shut off valve was still leaking and may need to be replaced. Grand Strand insurance may cover, he will investigate and check with the Hardee group.

Dave discussed possibly needing an additional heater for the pump room once the temperature drops. He also requested to purchase a thermometer; this will be put under pool supplies since the cost is minimal.

Paul Sallas asked if dredging is in the budget for next year or in the near future. This expense may be in the proposed 2023 budget and there may be a new company on board as well.

Tom Gray was approached by a resident at 197 Glenwood complaining about growth over the pond. Tom checked and he will contact Hardee to check to see what needs to be removed.

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

Respectfully submitted: Jeanne Nizio

*Next meeting: November 9, 2021*