

**MYRTLE TRACE PROPERTY COMMITTEE**  
**February 8, 2022**

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Nancy Seeds & Bob Ebling- Board Reps; Tom Gray, Leo Reger, Debi Perry, Herman Rebocho, Debbie Rebocho, Dave Rudnicki, Brian McGraw, Claudia Allensworth, Elizabeth Borkowski, Paul Sallas, Ron Grove.

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

**Welcome Guests:** none present

The First Order of Business was the nomination of Chairperson and Vice-Chairperson for 2022. Cathy McElroy made a motion to nominate Liz Maass for Chairperson when asked whether she would like to serve, with Liz's agreement and no other nominees, the Committee were all in favor of the nomination. Liz Maass asked Cathy McElroy if she was willing to serve as Vice-Chairperson, Cathy agreed. Liz made the motion to nominate Cathy McElroy and with no other nominees the Committee were all in favor of the nomination.

**Minutes of 1/11/22 Approval:** Tom Gray made the motion to approve and it was seconded by Claudia Allensworth, all were in favor. The minutes were approved with a correction in the Board Liaison's notes to the number of the **No Weapons Allowed** signs, which is 4 (four) not 3 (three), this includes one in the Recreation Area.

**Board Liaison report:** Liz welcomed and introduced both Nancy Seeds and Bob Ebling to the Committee as the new liaisons to the Property Committee for 2022. Being a newly elected Board Member, Bob will serve for 6 months on Property and then move to ARC where he will serve for 6 months. Nancy Seeds expressed her appreciation to the Property Committee members for the hands on work they all do to keep Myrtle Trace working well in their volunteering positions. She indicated that she was looking forward to working with the Committee.

**OLD BUSINESS:**

1. Debbie Rebocho reported that the two long tables for the Clubhouse have been ordered and she has been told they are being shipped late due to a delay.
2. Herman reported that the new signs for weapons restriction were posted at both entrances to the Trace and one on the Clubhouse door and another in the Recreation area.
3. The clubhouse faucet valve has been repaired by Thor.
4. Dave reported that the 8ft ladder has been placed in the pool pump room and available for use, this replaced the overhead ladder in the file room which was in danger of falling on someone.
5. Tom noted that there was a build-up of pine straw which had clogged the drain in Phase 8 and has been cleaned up.
6. Leo took care of the overhanging tree branches on Hummingbird which he said took all of five minutes to clear.

## PHASE/INFRASTRUCTURE REPORTS

- **Phase 1:** Debi Perry - No issues to report
- **Phase 2:** Herman Rebocho – No new issues to report
- **Phase 3:** Ron Grove – Nothing to report
- **Phase 4:** Marion Sustakoski – absent
- **Phase 5:** Paul Sallas: No issues to report
- **Phase 6:** Cathy McElroy: Nothing to report
- **Phase 7:** Brian McGraw: On Feb. 2, Residents on 215 and 217 Wedgewood complained that the lamppost light kept flickering, Brian called Santee Cooper who noted it would take 3 business days to repair, it was fixed on 2/4. Resident on Cottonwood complained that their common ground area was overgrown. Brian is to check the area and update Leo so he can contact the Hardee personnel for removal/cleanup.
- **Phase 8:** Claudia Allensworth and Elizabeth Borkowski: Claudia was approached by a new resident on the corner of Glenwood/Candlewood concerned about the ruts in the common ground being made by cars or trucks, wondering if it could be cleaned up.
- Elizabeth had provided a report showing the street lamp ID numbers for Phase 8 to Liz. Bob Ebling was asked if he could obtain a list for all the phases from Santee Cooper.

Resident on 203 Candlewood Dr. was concerned with the erosion of the retention pond banks, resident was told that it is the responsibility of the homeowner to relocate the irrigation system. Elizabeth contacted Pat Hosford as a follow up to homeowner complaint of retention pond issue and possibility of retention pond walls.

Resident on 223 Candlewood also complained of the erosion and sprinkler system. She spoke with Tom Gray and gave Pat Hosford info for follow up with resident.

Resident on 181 Glenwood also complaining about the pond scum and asked about dredging. Weather was explained as a cause and noted that dredging is not an option in this case.

1. **Cabana/Pool** –Dave Rudnicki – Dave reported that DHEC is requesting a key for the pump room. The yearly forms and reports have been sent to him and Liz. Dave is still attempting to get a replacement for Sandra as Head Pool Monitor and would like another notice be placed in the News and Views. Once someone is found he will hold a meeting with the lead and those who volunteer daily as pool monitors for 2022. Pool is scheduled to open May 1<sup>st</sup>.
2. **Clubhouse – Debbie** had nothing to report, all is well.
3. **Gardeners Gather** – Liz is still attempting to find residents that would volunteer to help clean up the surrounding areas of the clubhouse. Claudia volunteered to touch base with Ginger Sallas for some suggestions for sprucing up the front of the clubhouse since she had been involved in the past with the Gardiners group. Claudia also volunteered to water the plants that are purchased rather than putting artificial plants up.

4. **Gates** – Brian McGraw/Herman Rebocho – No new issues, waiting for the keys to the gate.
5. **Lakes/Ponds** – Tom Gray reported that he has been in contact with the new company, Total Lake Care. He anticipates a meeting with the company shortly. Tom handed in a report for Phase 8 and the land disappearing, primarily on Glenwood and Beechwood, due to erosion along the Hummingbird pond. There was discussion regarding obtaining from ARC the schedule for Retaining Wall construction.
6. **Roads/Signs** – Tom Gray reported receiving two of the three quotes from paving companies. He has met with all the contractors and walked the area to be paved. Tom asked the Phase Reps to let him know when residents have roads/pothole concerns. Tom noted there is money appropriated for these repairs. There are additional cul-de-sacs in need of repair as well.
7. **Trees** – Leo Reger – Leo asked if any trees would be involved with the repaving of the clubhouse parking lot and was told there were none.

#### **NEW BUSINESS:**

- There was discussion regarding the purchasing of a power washer to clean the clubhouse and sidewalks. It was proposed to not purchase an electric machine. A question about cleaning the Stop signs in Myrtle Trace and the consensus was to possibly use a good cleaner instead of a power washer.
- Nancy Seeds mentioned the repairs and replacement budget when discussion came up about painting the trim and windows of the clubhouse. It was thought the last time this was done was in 2016. Money may be available for this project as well.
- There was discussion regarding the back gate exit arm... which does not seem to reflect as the entrance gate does. Herman will look into obtaining some reflective tape and adhering to gate arm.

#### **Open Discussion:**

- Claudia requested once again the possibility of covering the mechanical boxes at the entrance of Loblolly which would improve the appearance of that area. She wondered if plants could be purchased to grow up around without intruding on the boxes themselves. Liz said she would check with the Hardee group for suggestions of scrubs that would work. Liz asked Bob Ebling if he would check with Santee Cooper to see what a possible solution would be, again without intruding on workers needing to approach the boxes.

**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 Niziol

*Next meeting: March 8, 2022*