

MYRTLE TRACE PROPERTY COMMITTEE
December 13, 2022

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Susan Granger: Board Reps; Leon Deiter, Herman Rebocho, Debbie Rebocho, Leo Reger, Dave Rudnicki, Joe Bastian, Lee Marino, Thor Kongvold, Leon Dieter, Ron Grove.

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

Welcome Guest(s): Nancy Southard, Dr. Steve Blount, Maureen Shirley, John Ross

Minutes of 11/15/22 Approval: Debbie Rebocho made a motion to approve minutes, it was seconded by Herman Rebocho, and all were in favor.

Board Liaison report: Nancy Southard was at the meeting to discuss the 2023 Property Budget. Susan Granger passed out copies to those in attendance. Nancy noted that the Board successfully completed a new five (5) year contract with Hardee's Maintenance, with a \$170.00 a week increase from the previous contract. Nancy went over the changes with regard to the Requested dollars from Property to the Approved budget. Hardee Maintenance will be taking over the necessary work to be done around the surrounding areas of the Club House, noting the elimination of the Garden Club that has cancelled. The Property members concerns were heard regarding the volunteer maintenance that has been done for many years, which included the power washing, electrical and plumbing projects.

OLD BUSINESS:

- Leo Reger had attended the Planting Tree special meeting where a representative from Clemson spoke. Leo noted that the group would like to find an Arborist to give them ideas as to the decision on just what types of trees to plant going forward.
- The reflectors on the fire hydrants have been completed.
- The No Trespassing Signs in the Pool area have been put up.
- Liz Maass will be finalizing the balance due for the maintenance and lift station project and passing on a final bill to the Board.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1&2:** Herman Rebocho received a call from a Berry Tree resident complaining that the Maintenance Group (Hardee) have been blowing debris in her yard. Herman reached out to Hardee and the area had been cleared.
- **Phase 3:** Ron Grove – A similar issue was reported to Ron who explained to the resident the process.
- **Phase 4:** Marion Sustakoski – Absent.
- **Phase 5:** Paul Sallas - Absent –
- **Phase 6:** David Atkins: no issues to report. He anticipates completing the plan early March.

- **Phase 7:** Joe Bastian/Lee Marino – Joe had received a phone call from a Coastal Carolina Policeman that he had hit a roadside post with his car on Candlewood Drive. He was in Myrtle Trace at the request of the Horry County police to remove anti-Semitic literature and items left in residents' driveways during the night. The CC policeman said he manually pulled the post back to its upright position.
 - **Phase 8:** Tina Hurley – Absent. One issue at 1209 was a tree issue that Leo Reger noted that he will follow up with the resident.
1. **Cabana/Pool** –Dave Rudnicki reported that all is well with the Pool Area.
 2. **Clubhouse** – Thor/Debbie – Having nothing to report Thor wanted to shout out a Hugh Thank You to Debbie and Herman Robucho for covering while he was away for a few months on Family/personal business.
 3. **Gates** – Brian McGraw/Herman Rebocho –Herman wanted a reminder put in the News and Views once again regarding the gates being left open when emergency vehicles enter.
 4. **Lakes/Ponds** – Tom Gray, Jr. /Leon – Absent but Nancy noted that the Hummingbird/Vireo aerator will be going in and additional work will be starting soon.
 5. **Roads/Signs** – Tom Gray, Jr. – Absent.
 6. **Trees** – Leo is covering while we look for a replacement for Mark.
 7. **Leo Reger** – (Hardee liaison) – Leo reported on Phase 8 issues, 201 Glenwood and Butternut. Resident from Loblolly was present and concerned with costs incurred due to trees falling on a fence and her home. She was advised to write to the Board with her concerns regarding a notice requesting removal of problem trees but was denied removal.

NEW BUSINESS:

- Thor questioned whether the HOA had been approached regarding gas lines being worked on due to the new construction in our area. Neither liaison had been aware of any questions or concerns with regard to changing to Natural gas in our community.

Open Discussion:

- Liz Maass and Cathy McElroy are to prepare items to be placed in the News and Views for residents to be made aware of.

MEETING was ADJOURNED: 10:41 A.M. The Motion was made by Herman to adjourn and seconded by Thor, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: **January 10, 2023**