

MYRTLE TRACE PROPERTY COMMITTEE
April 11, 2023

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Board Rep: Bob Ebling; Herman Rebocho, Ron Grove, Paul Sallas, Tom Gray, Jr., Tina Hurley, Dave Rudnicki, David Atkins, Lee Marino, Leon Buckley, Leon Deiter.

Meeting called to order: by Liz Maass at 9:31 A.M.

Welcome Guest(s): none present

Minutes of 3/14/23 Approval: Tom made a motion to approve minutes of 3/14, seconded by David Atkins, all were in favor.

Board Liaison report: Bob Ebling stated to committee that he would like to get together with Liz and Cathy to review the Replace and Repair items prior to submitting the next budget to the Board.

OLD BUSINESS:

- Liz reported that all the work has been completed for the Cabana, Club House and Maintenance building and payments have been made.
- David Atkins – Dave noted that he will chair the new Sub Tree Planning Committee and is satisfied with the committee of four: David, Leo Reger, Ellen Elliott and David Smyth.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1&2:** Herman Rebocho – Herman reported that he received no calls from either Phase.
- **Phase 3:** Ron Grove – Ron received a request from a Boxwood resident for a form to request sod replacement, he obtained a form and passed it on to the resident. Ron also received a request from another Boxwood resident who has noticed trees on Common Ground area near her home that seemed diseased. Ron passed on the concern to Leo who is looking into the request.
- **Phase 4:** Marion Sustakoski, absent no issues to report
- **Phase 5:** Paul Sallas – No concerns/calls from residents of Phase 5. Paul did note that a home was sold and now has a new owner which the neighbors are pleased about.
- **Phase 6:** Dave Atkins – Dave is no longer a Phase 6 rep, Liz indicated that they are looking for a replacement since Dave will be chairing the newly formed Sub-committee to the MT Tree Planning team.
- **Phase 7:** Lee Marino & Joe Bastian - No new issues

- **Phase 8:** Tina Hurley – Tina received a request to have a lightbulb be replaced on a pole on Glenwood. A Beechwood resident advised Tina of an issue with the new bulk-head showing signs of sink holes. Liz advised Tina to have the resident contact ARC to voice her concern since the bulk heads are under the ARC umbrella. With regard to the concerns with the planting at the entrance of Candlewood, Liz noted that she will be meeting with the Hardee representative to address this concern.
1. **Cabana/Pool** –Dave Rudnick - Dave noted that the painting has been completed. Dave also observed that in checking the Summer to Winter timers, \$300.00 has been shown as a decrease in the power bill due to the fact that the timers are doing an excellent job avoiding excessive use of electric. Dave also noted that the pool cover will be removed on 4/12.
 2. **Clubhouse** – Thor/ – absent, Herman will give a report of an issue of concern.
 3. **Gates** – Brian McGraw/Herman Rebocho – Herman voiced a concern that he would like to be kept informed when any action is taken at the Gate. With Brian not being able to step up at this time due to illness, Herman requested some additional assistance when needed. Tom Grey, Jr. indicated to Liz and Herman that he will assist when needed.
 4. **Lakes/Ponds** – Tom Gray, Jr. /Leon – Tom reported that he was waiting for approval from the Board for purchase orders that he had presented to the Board. Bob Ebling reported that the Board will be meeting and approving the PO's on Wednesday. Tom indicated that all is going well with the handling of the Ponds currently.
 5. **Roads/Signs** – Tom Gray, Jr. – Tom reported that notices have been posted in the MT Website and well as on Chatter and through an email to the community regarding the closing of the Gate on April 24th and 25th due to roads being sealed. Tom noted that the committee is looking into having signs made up to be used when closing various areas of the community. Tom also reported on the new lines and reflectors to be placed on the main Myrtle Trace Drive.
 6. **Trees** – Leo Reger – One call from Ron Grove regarding some tree issues behind 111 Boxwood Lane has been addressed and will be taken care of. He asked that if any new issues come up that they be forwarded on to him.
 7. **Leo Reger** – (Hardee liaison) – In his absence Leo reported via email that all of the issues from last month have been resolved. Most of the bulkheads problems have been worked on. Some of the problems may need major repair which will be addressed next winter. The No Trespassing signs have been replaced. A call regarding a broken sprinkler head at 103 Moss Circle was repaired.

Special Tree Project Sub Committee – Chairman, David Atkins – Dave plans to discuss at the next Board meeting putting the Plan on the MT Website. Any planting will be done in the Fall.

NEW BUSINESS/OPEN DISCUSSION:

- Liz noted that Sod Request forms are on the wall near the phone in the clubhouse and that requests must be in to her by April 30th.
- Liz spoke to Paul Sallas's proposal which was handed out to the committee for review. The area around the shuffleboard court needs to be made safe with the construction of a railing to avoid any serious injury, since people have been falling. Paul gave a brief synopsis of his proposal. He would be constructing the railing at his home and has spoken with members of the shuffleboard leadership to gain their help in installation. Herman offered to obtain bags of gravel to be used to level the area. Liz asked the committee if they agree and approve of Paul's proposal and all were in favor of taking to the Board for further approval.
- Herman submitted the following concerns: #1- Thor had informed him of a water facet that is leaking on the clubhouse grounds. He suggested that a plumber be contacted to check both facets since they are both quite old. A plumber's information was shared with Herman to contact. #2 – One of the dust to dawn sensor lights is in need to be reinstalled. #3 Two Bee Traps will be installed today at the Clubhouse. #4 Herman will contact Lonnie, who has done the painting at the Clubhouse, to return and remove/scrape pieces of paint left on the windows after spraying.
- Tom Grey, Jr. noted that two to three days ago Barney found a problem with the irrigation system near the pump house. It seems that with the age of the system it may need replacement and may be the celluloid burning out. A search for an irrigation company to give a price quote. 4 Star was one suggestion.

MEETING was ADJOURNED: 10:20 A.M. The Motion was made by Lee Marino to adjourn and seconded by Tina Hurly, all were in favor.

Respectfully submitted: Jeanne Niziol

*Next meeting: **May 9, 2023***