

MYRTLE TRACE PROPERTY COMMITTEE
November 14, 2023

Liz Maass: Chairperson, Cathy McElroy: Vice-Chair; Secretary - Jeanne Niziol; Board Reps: Bob Ebling, Daryll Rhodes; Members: Tom Gray, Jr., Tina Hurley, Leon Buckley, Ellen Elliott, Leon Deiter, Leo Reger, Herman Rebocho, Joe Bastian, Debbie Rebocho.

Meeting called to order: by Cathy McElroy at 9:32 A.M.

Welcome Guest(s): Board Member, Nancy Seeds

Minutes of 10/10/23 Approval: Tom Gray made a motion to approve minutes, seconded by Ellen Elliott, all were in favor.

OLD BUSINESS:

- Cathy McElroy reported on the luncheon for the Hardee Maintenance crew noting that it was a great success and much appreciated.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 &**
2: Herman Rebocho – Herman had no calls to report
 - **Phase 3:** Ron Grove – absent – sent a note that all was well no issues to report
 - **Phase 4:** Marion Sustakoski – absent - no report
 - **Phase 5:** Paul Sallas – absent
 - **Phase 6 & 7:** Joe Bastian, no issues to report but noted that his phone number under Property was incorrect and he had reported the error to Carol Blonowicz.
 - **Phase 8:** Tina Hurley/Leon Buckley – no issues to report.
1. **Cabana/Pool** – Dave Rudnicki has resigned, a replacement is being sought for his position and the Pool Monitor Supervisor position as well.
 2. **Clubhouse** – Thor Kongvold – absent
 3. **Gates** – Herman Rebocho – Herman had a resident report an incident with the gate falling on his car. After checking for damage there was no visible damage. The resident could not remember which direction he was traveling either out or

coming in. It was discussed that the gate sensors would prevent the gates from coming all the way down onto an object.

4. **Lakes/Ponds** - Tom Gray, Jr. /Leon Deiter – Tom reported that most of the aerators have been turned off for Nov, Dec. and Jan. Most of the aerators will need cleaning from the mud and leaves buildup, Mr. Black will be handling the cleanup. Overall the Ponds are in good shape. The wells will be shut down until February, the levels look good.

5. **Roads** - Tom reported receiving the two bids for the paving project on MT Drive and will bring them to the Board meeting tomorrow. Tom noted that there are a number of large roots that need to be removed before the pavement project begins. Hardee maintenance have been working on some of the removal of roots. A temporary use of cold patching may be done prior to the paving.
Signs – Tina reported on the receipt of 350 reflectors for the mailboxes that Hardees will be placing on the posts after painting is complete. It was mentioned that the reflectors should be placed higher than the present ones due to growth around the mail posts and more visibility.

6. **Trees/ Hardee liaison** – Leo Reger – Leo reported on a dead tree removed on Boxwood. A resident on 105 Timberline was concerned with trees leaning on his property. Leo will go and check the property lines. There was a resident in Phase 8 concerned with a dead tree, Leo will check this out as well.

7. **Special Tree Project Sub-Committee** – Chairperson, Ellen Elliott reported: Three projects were completed:
 - Planting of Ligustrum shrubs on both sides of Pear Tree Circle at the intersection with Myrtle Trace Drive.
 - The area at the corner of Boxwood and Myrtle Trace Drive was landscaped with a Red Bud Tree, Tea Olive shrubs and ornamental pink muhly grasses.
 - Three Crape Myrtle replaced trees removed on Myrtle Trace Drive near the back entrance.

Ellen expressed her thanks to the Hardee crew for their assistance in the planting

NEW BUSINESS/OPEN DISCUSSION:

- Cathy reported on the election of officers for 2024 noting that she will not be staying on as Vice Chair. Jeanne Niziol asked to nominate Joe Bastian for the position of Vice-chair person, Joe accepted the nomination.
- Cathy also handed out the report for the Annual meeting in January and asked for input from the committee members after reviewing.
- Tom Gray, Jr. showed pictures of the Beaver dam being constructed in a ditch in Phase 8. The dam is estimated to be quite extensive and that the ditch is County property. Bob Ebling will be contacting the County for removal.
- Debbie Rebocho reported that at the Activities meeting last evening there was much discussion and concern with the electricity power available in the kitchen areas. Another concern is the lack of a garbage disposal in the kitchen. After much discussion an electrician in the community will be contacted to inspect the system and give advice for going forward. It did not seem that a new disposal would be doable after concerns were addressed.
- Bob Ebling noted that the street light in the parking lot was in need of repair, various discussions were made and this will be addressed.
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MEETING was ADJOURNED: 10:32 A.M. The Motion was made by Tom Gray to adjourn and seconded by Joe Bastian, all were in favor.