

MYRTLE TRACE PROPERTY COMMITTEE
May 14, 2024

Joe Bastian: Chairperson; Secretary - Jeanne Niziol; Board Rep: Ted Black;
Members: Tom Gray, Jr., Tina Hurley, Leo Reger, Thor Kongvold, Nancy Seeds,
Roger Price, Cheryl Manzella, Gray Strogon, Leon Deiter, Frank Conrad.

Meeting called to order: by Joe Bastian at 9:32 A.M.

Welcome Guest(s): Mark Fryer

Minutes of 4/09/24 Approval: Nancy Seeds made a motion to approve minutes and was seconded by Roger Price, all were in favor.

Board liaison: Ted Black had nothing to bring up at this time. Joe Bastian addressed an issue noting that there was a phone scam which was received by a number of members from this committee. The information available on the MT Website is being looked at to make less personal info published.

OLD BUSINESS:

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 & 2:** Herman Rebocho - absent, nothing to report **Phase**
- **Phase 3:** Ron Grove - absent, nothing to report **Phase**
- **Phase 4:** Ellen Elliott - absent, nothing to report
- **Phase 5:** Paul Sallas - absent, nothing to report
- **Phases 6 & 7:** Roger Price - **Roger** received two calls, 218 Wedgewood Lane regarding sod replacement, Roger gave her an application explaining the process; 237 Cottonwood Lane, resident called to obtain a sticker for their car. Roger directed them to Nancy Seeds who handled the request.
- **Phase 8:** Tina Hurley/Leon Buckley - **Leon**/absent but in his absence **Joe** reported that the Activities Committee has purchased a Karaoke machine that Leon had been instrumental in securing. The TV in the

clubhouse is in need of replacement which may work along with the Karaoke machine and Joe indicated that there are funds in the budget. **Tina** was asked by a resident about the house numbers located above a residents garage. In the event a resident asks about replacement house numbers they will be directed to call the Chair of the ARC. **Tina** received calls from residents concerned with people in the Myrtle Trace Drive area walking through yards to go fishing. Tina did obtain license numbers. A solicitor was reported by Cheryl Manzella in the Birchwood Lane neighborhood seeking customers for his pest control business RID. Cheryl noted that he was very rude and nasty.

1. **Cabana/Pool:** Gray Strogon/Frank Conrad/Cheryl Manzella –

Gray reported that the work day to open the pool had great participation allowing the pool to open on time in good shape. **Frank** had one call complaining of an issue with the railing when entering the pool area. Joe, Thor and Frank planned to go and see the problem after the meeting today. Frank also spoke with the Pool Company Dun-rite regarding the accounting of work to be done and recording same. The company has an on-line process in place so there is no need to create an additional process. It was also noted that the utility and pump room are in need of repair and clean up. The phone was tested as well at the pool for emergency calling 911. **Cheryl** reported that all positions have been filled but one and she will cover that shift until it is filled. A meeting is scheduled with the monitors and pool closers on May 25th at 10:00 a.m. at the pool. Cheryl mentioned that she will be away from 5/16 to 5/19 and asked that she would appreciate if anyone available at the close of the pool at 9:00 p.m. to check that everything has been closed. Cheryl requested that she have permission to purchase new noodles to replace a number of the old which need to be thrown out. The Committee agreed to allow Cheryl to make the purchase.

2. **Clubhouse** – Thor Kongvold/Debbie Rebocho (absent) – Thor reported receiving one call to fix the ladies room toilet. He also reported that Debi has purchased supplies for the pool i.e. cleaning products. Debi also has paint to be used for the ladies room. Thor said all is well in the club house and that the thermometer setting (72-73) has been working without complaints.

3. **Gates** – Herman Rebocho/Nancy Seeds – Herman (absent) Nancy noted that the out-bound gate has been locked in open position since it was hit. A second call has been sent in for repair.
4. **Lakes/Ponds** – Tom Gray, Jr. /Leon Deiter – Tom voiced his concern regarding residents putting their negative/nasty comments regarding the conditions of the ponds on the internet/Chatter. Tom also discussed that there are safety issues with regard to the retaining walls which were constructed early in the Ten Year Plan. Properties have sink holes making it dangerous for people to walk behind their homes. Leo Reger recalls a discussion of possibly redoing some of the retaining walls. Joe indicated that he would need to address this issue with the ARC Chair and retaining wall committee.
5. **Roads/Signs** – Tom Gray, Jr. /Tina Hurley – Tom spoke with Palmetto Paving noting that they have a full schedule but we are still on for the work to our roads. No specific date has been given as yet, hopefully the weather will cooperate so we will get the go ahead. Tom still needs to be notified if there are any pot holes or tree root bulging on any roads excluding Myrtle Trace Drive that need to be tended to.
6. **Trees/ Hardee liaison** – Leo Reger handed in invoices for three trees to be removed, one on Cricket Court and two in the club house area. Leo reported receiving 17 sod requests. He and Joe will go out and inspect those requested.
7. **Special Tree Project Sub-Committee** – Ellen Elliott, absent, nothing to report

NEW BUSINESS/OPEN DISCUSSION:

- Joe
Bastian addressed the subject of the Purpose/Functions of the Retention Ponds. He hopes a paper clearly explaining the retention ponds purpose would be helpful.
- Tina
Hurley noted her concern with regard to the possibility of trees located across the pond on common ground behind her home falling over onto her property. If the tree did any damage she asked who would be the responsible party. Erosion would be one danger causing the trees to fall.
- Resid
ent, Mark Fryer had questions concerning the ten (10) foot Common Area along Myrtle Trace Roads. There was discussion that culminated that there

were policy issues that, if he chose, he would need to address to the MTOA Board.

MEETING was ADJOURNED: 11:00 A.M. The Motion was made by Cheryl to adjourn and seconded by Tom, all were in favor.