

**MYRTLE TRACE PROPERTY COMMITTEE**  
**November 12, 2024**

**Joe Bastian:** Chairperson; Secretary - Jeanne Niziol; Board Rep: Ted Black;  
Members: Tom Gray, Jr., Leon Buckley, Herman Rebocho, Gray Strogon, Cheryl  
Manzella, Ron Grove, Nancy Seeds, Larry Lapinski, Tina Hurley, Leo Reger.  
Thor Kongvold, Roger Price, Elizabeth Borkowski, Leon Deiter, Ellen Elliott

**Meeting called to order:** by Joe Bastian at 9:29 a.m.

**Welcome Guest(s):** Nancy Depino, Tom Bochino

**Minutes of 7/09/24 Approval:** Nancy Seeds made a motion to approve  
minutes as amended and was seconded by Cheryl Manzella, all were in favor.

**Board liaison: Ted Black** – Ted reported that the Board held a special  
meeting regarding the proposed pond dredging’s approval. Tom Gray has  
begun the preparations. Ted indicated that the community should be kept  
informed of the extensive project which may cause disruptions for the  
duration of the project.

**OLD BUSINESS:**

- **Joe** reminded the committee members that home insurance reports, as  
noted in the News and Views, are to be handed in to the Board via Debi  
Perry. Also, submissions to the News and Views for December are due  
by 11/23. Joe also announced to the committee that he has put his  
name in to run for the HOA Board. There were trees removed from  
some residents’ property and common property due to damage by  
beetles. Joe has contacts at Clemson and the Forest service to call if any  
resident have complaints of the possibility of an infestation on their  
property.

**PHASE/INFRASTRUCTURE REPORTS**

- **Phase**  
**1 & 2:** Herman Rebocho – **Herman** received calls from phase 1 residents on  
Berry Tree and Hickory regarding the drainage ditches being filled with  
debris that may cause possible flooding. Pictures were taken showing the  
extent of the overloaded debris on Common Ground. Hardee may need to be  
involved, **Leo** said he would check the situations and speak with Hardee  
Maintenance. **Joe** agreed to go and check the areas out with Leo. **Tina** asked  
if there is a fine to homeowners for dumping debris on their property, no one

seemed to be aware of a fine which may be in the MTHOA guidelines and policies. **Herman** had no calls for phase 2.

- **Phase 3:** Ron Grove – **Ron** noted he had no complaints but addressed that a bear had been attacking residents' bird feeders and suet. It is believed that the ongoing construction is causing the bears to move to the residential areas. There was some discussion regarding the beavers as well.
- **Phase 4:** Ellen Elliott – **Ellen** had no issues to report.
- **Phase 5:** Larry Lapinski – **Larry** had no new issues to report.
- **Phases 6 & 7:** Roger Price – **Roger** reported on 10/31 receiving a call from a resident on 181 Myrtle Trace Drive (phase 6) stating that she has a tree that appears to have been attacked by the Pine Beetle. Since he was at work, he called on **Leo** Reger who went to the property and determined the tree in question was a Cypress not a pine tree. **Roger** then followed up with a phone call to the resident. **Roger** had nothing to report for phase 7.
- **Phase 8:** Leon Buckley – **Leon** reported that a resident on 131 Loblolly was concerned with a tree in the water by the retention wall. Leon contacted Hardee maintenance who handled the issue.
- **Cabana/Pool:** Gray Strogen/Frank Conrad/Cheryl Manzella – **Gray** reported that he and **Frank** have been working on the store room, painting and cleaning the shelves and restrooms. **Gray** noted that they will be ready for the April opening day for sure. **Joe** spoke to the electrician who will put a dedicated circuit for the two pool cameras in the pump room. Another electrical box is to be moved as well. **Joe** spoke to the timers for the lights on the pool to be turned off. It was also discussed by **Joe** that the pool pump does not have to run 24 hours a day during the off-season and will go to 8 hours, cutting down on the electric usage, then requested Gray and Frank to check if the timers are working.

**Cheryl** reported that she will be looking for a water aerobics instructor. **Joe** gave Cheryl brochures of bins for storage of various pool items, noodles, etc. **Cheryl** also made a request for an additional cart to be purchased for the club house to assist in various activities held there, the cost would range under \$100.00. **Cheryl** is chairing the Thanksgiving Day dinner and feels there is a

great need for the additional cart and for use at a number of other activities held in the clubhouse.

- **Clubhouse** – Thor Kongvold, Debbie Rebocho, Tina Hurley – **Thor** reported that there are extra paint cans in the clubhouse that he would like removed either by anyone wanting them or to take them to the recycling facility to dispose of. Some of the cans had residue on the bottoms leaving a mess as well. **Thor** also reported a problem with the new cable outlet the TV audio was not working just the video, he will get some assistance to check for the problem. There was discussion regarding the windows needing to be cleaned, **Thor** volunteered rather than wait to hire someone to do the job. **Tina** reported that all supplies are well stocked. She is also assisting Debbie with monitoring any residents request to use the clubhouse for a personal event. **Joe** suggested a meeting be held with Pat Paxson and Debbie and Tina to go over the process going forward.
- **Gates** – Herman Rebocho/Nancy Seeds – **Herman** had no calls to report. He will monitor the issue that was brought about the sun light possibly causing the gates to raise and lower without a reason.
- **Ponds** – Tom Gray, Jr. /Leon Deiter – **Tom** noted that in phase 8 the pump in Quale may need to be replaced or if possible rebuilt. Tom also reported that with the approval of the dredging project and contract signing the work will begin shortly.
- **Roads & Signs** – Tom Gray, Jr./Tina Hurley – **Tom** was asked to get a sign for the gates at opening and closing for the Emergency vehicles to use the “**click to open**” day or night, click twice is the rule that the operators of the vehicles have been instructed to use. **Tom** is continuing to mark roots along the roads in hopes that his plan for the road project will begin in the near future. In the meantime some of the root issues may be addressed by Hardee maintenance.

**Trees/ Hardee liaison** – Leo Reger – **Leo** noted that he is still using the company All Cuts to remove trees from the community. Leo discussed that the beavers have returned and are doing damage to trees leaving debris needing to be removed. Joe asked about the previous dumping of debris by Hardee maintenance at a local farm and reported that the property has been sold and we are now receiving bills from the new owner.

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**Special Tree Project Sub-Committee** - Members: Dave Atkins, Leo Reger, David Smyth. Chairperson, Ellen Elliott reported that an additional crape myrtle was planted on Myrtle Trace Drive near the gate. Site preparation was completed for a new bed at the intersection of Boxwood Lane and Myrtle Trace Drive. Planting will be done when the pond dredging is completed in that area. A replacement dogwood was planted on Myrtle Trace Drive in front of the clubhouse. Thanks to the Hardee group who assisted with all of these projects.

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**NEW BUSINESS/OPEN DISCUSSION:**

**MEETING was ADJOURNED:** 10:50 a.m. The Motion was made by Cheryl to adjourn and seconded by Nancy, all were in favor.