

MYRTLE TRACE PROPERTY COMMITTEE

December 13, 2026

Bob Ebling – Chairperson; Secretary – Jeanne Niziol; Board Reps – Judy Koudelka, Donna Ebling; Members: Tom Gray, Jr., Roger Price, Doug Erb, Leon Deiter, Herman Rebocho, Leon Buckley, Ellen Elliott, Larry Lapinski, Nancy Seeds, Leo Reger, Cheryl Manzella, Gray Stroger, Thor Kongvold

Meeting called to order by Chairman, Bob Ebling at 9:00 a.m.

Welcome Guests: Deborah Rebocho, Fred Shields, Jim & Kim Freeman.

Minutes of 12/9/25 approval: accepted by Nancy Seeds, seconded by Cheryl Manzella, all were in favor. (After a discussion with Leon Buckley, he was not looking at the November minutes which had listed his issue that he thought was missing from December.)

Board Liaison: Judy Koudelka had nothing from the Board to report. Deborah Rebocho, as outgoing Board President, thanked the Property Committee for all the work that they do by volunteering and for the support they give to our HOA community.

Old Business:

- Bob discussed the work done by our plumber on the club house restrooms due to leaks in both bathrooms.
- Bob deferred to Tom who noted that the hay bales are being placed around the areas to be dredged and that work will begin on January 19th at 8 a.m.
- Bob noted that the paving project is scheduled and deposits have been made. Tom noted that the weather may be a delay factor but work is still pending for March.

Phase/Infrastructure Reports:

Phase 1, 2 – Herman Rebocho – reported that all was quiet.

Phase 3 – Dave Yockey – reported that he would be away for meeting but had no calls.

Phase 4 – Ellen Elliott – noted she had no calls.

Phase 5 – Larry Lapinski – no calls to report.

Phase 6 – Doug Erb – also, no calls to report.

Phase 7 – Roger Price – nothing to report.

Phase 8 – Leon Buckley – Leon received a call from a Glenwood resident regarding the vultures feasting on the dead fish. Leon called Leo to have Hardee check the ponds so the debris would be taken care of. Leon also did a survey of the various benches throughout the community and presented his report to Bob showing a large number of benches that need to be replaced and there was discussion as to the type to purchase either wood or metal.

Cabana & Pool – Gray Stroger; Donna Deiter, Sylvia Rivera-Curnow

Gray noted that he would like to have Dun-Rite come in for a walk-thru prior to the spring season, Bob agreed to set up a meeting. Gray said he would hold additional pool discussions under New Business.

Cheryl indicated that she has everything ready to pass on to the new pool managers prior to opening day.

Clubhouse: Thor Kongvold/Tina Hurley

- Thor mentioned that Tina's absence is due to her husband being ill and we are wishing him well. Thor had investigated the cost to replace the thermostats in the club house. The costs ranged

between \$80 to \$100 each. There was discussion that leaving the thermostats at a one temperature and continue to monitor the bills, since Bob felt the rates have not been excessive so far, there may not be a need to make a change.

- Thor noted, that in case no one noticed, he and his wife Susan had washed all the club house windows inside and out. Bob asked if Thor felt the condition of the window panes were in good shape and Thor said he didn't notice any issues.
- **Point Person(s)** for Private Clubhouse Functions: Pat Paxon, Jean Hohenberger, Debi Perry & Bob Ebling. **(see New Business)**
- **Gates:** Herman Rebocho, Nancy Seeds – Leo Reger complimented Tom on the new gates installed by Tom at the gates. Bob noted that he would like to obtain new signs, possibly obtaining from Santee Cooper, designating “high voltage power lines” to deter people from entering our property.
- **Lakes/Ponds:** Tom Gray/Leon Deiter –
- Tom discussed the notification of residents of the process for the ponds to begin, he feels word of mouth usually happens but he will make sure the word gets out. Again he noted the start of the work on the 19th at 8:00 a.m. and that the process will take around 10 days to complete. Tom noted that the wells have been running since the retaining wall replacement has also been ongoing.
- **Roads & Signs:** Tom Gray – Tom noted as the temperature rises this will allow the road program to proceed.

- **Trees:** Leo Reger – Leo had nothing to report

- **Special Tree Project:** Ellen Elliott – Ellen reported that two Eastern Red Cedars were planted on Myrtle Trace Drive at the end of Quail Lake and three Southern Sugar Maples were planted on the Timberline cul-de-sac island. Bringing the total plantings in 2025 to nine trees, 23 shrubs, and ten perennial ornamental grasses.

- **New Business/Open Discussion:**
 - Bob announced that the Board revised and approved the format for rental of the club house, with the removal of the \$50 non-refundable fee. The Calendar Person is Pat Paxon; Property-Bob would issue contracts, receive deposits and relay instructions for use of the kitchen and leaving the building in reasonable condition when event ends. Debbie Rebocho volunteered to join Bob as a point of contact.

 - Bob once again noted that the costs of “peak” hours” for electric is working so far.

 - Pool Spring cleaning; walk-thru with Dun-Rite, Bob and Gray prior to opening; the hot water shower to be addressed; furniture to be purchased with input from the new pool managers.

- Bob also announced that the new table tops are ordered to replace the glass tops, which may bring in some revenue to the budget. The tops will be made of mahogany wood, more durable and it is proposed that the tops be secured allowing ease of movement of the tables when necessary. The tables will still have the same covers and the damage to the chairs will be touched up. Bob asked Thor if he and John Beam can work on the chair wheels that may need attention.
- **MEETING ADJOURNED:** 9:50 a.m. The Motion was made by Doug to adjourn and seconded by Roger, all were in favor.

Respectfully submitted: Jeanne Niziol

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