

MYRTLE TRACE PROPERTY COMMITTEE

FEBRUARY 10, 2026

Bob Ebling – Chairperson, Secretary – Deb Rebocho for Jeanne Niziol, Board Reps and Members in attendance: Roger Price, Herman Rebocho, Thor Kongvold, Nancy Seeds, Leon Buckley, Debi Perry, Larry Lapinski, Leon Deiter, Tom Gray, Jr, Gray Strogon, Leo Reger, Sylvia Rivera Curnow. Board members in attendance: Joe Bastian, Judy Koudelka,

Meeting called to order: by Chairman, Bob Ebling at 9:02am

Welcome guests: Dennis Marchand, Kim and Jim Freeman

Minutes of 1/13/26 approval: Nancy Seeds, seconded by Judy Koudelka

Old Business:

- Hydro raking – still working on Oriole. Sludge needs to be dried to be taken away.
- Alligator Weed in Lake Oriole, and some in Tern. Needs to be eradicated during growing season (warmer climate).
- Road paving continues to be on schedule for March, weather permitting.

Phase/Infrastructure Reports:

Phase 1, 2 – Herman Rebocho – no calls

Phase 3 – Dave Yockey – one call regarding new resident’s trash. New resident unaware of rules concerning trash cans. Resolved.

Phase 4 – Ellen Elliott – no calls

Phase 5 – Larry Lapinski – no calls

Phase 6 – Doug Erb – advised of attempted break-ins along Juneberry area. Board has been notified.

Phase 7 – Roger Price – no calls

Phase 8 – Leon Buckley – 181 Glenwood, concerning trees overhang on far side of Hummingbird. 187 Glenwood concerned about underbrush being cleared. During icy conditions, car tore up some grass on common ground.

Cabana & Pool – Gray Strogon and Sylvia Rivera-Curnow

- Changes in DHEC regulations to be abided by Dunn Rite.
- Suggestion made to “test drive” new pool furniture.

- Sylvia will make request to board through Property that Exercise Class be shifted to 9-10am, and laps be shifted to 8-9am. They are planning on having at least 5 exercise instructors to accommodate classes and schedules.
- Volleyball will also request from board that Tuesdays and Thursdays 6-7:30pm be reserved for volleyball tournaments from June to August. Coordinator will be appointed to assist pool staff.
- Request made that pool staff be notified when pool will be cleaned and that a set time be put into place.

Clubhouse:

- Tina sent in thanks to all for the calls and help during her recent bereavement.
- Kudos given to Fred Shields and Art Crowley for the work done on the tables as well as the back deck at the club.
- Elasticized table covers have been ordered for the club tables.

Private Party Clubhouse Point Person:

- Club reservations for private functions – Calendar contact: Pat Paxson. Contract & Deposits: Bob Ebling, Deb Rebocho. Financials: Jean Hohenberger, Debi Perry

Gates: Herman Rebocho

- No issues

Lakes/Ponds: Tom Gray

- Dredging will continue on Oriole, then will be complete within the next few days, and sludge removed once dry.
- Alligator Weed will be eradicated in growing season.

Roads & Signs: Tom Gray

- Tina has resigned from signs, and Dennis Marchand has agreed to take her place. Dennis will be cleaning existing signs, and Herman will be getting new “camera in use” signs.

Trees: Leo Reger

- No calls.

Special Tree Project: Ellen Elliot

- No report

New Business/Open Discussion:

- Debi Perry to finalize numbers on Repair & Replacement
- 2026 Assignments: Dennis Marchand taking Tina's place for signs
- 2026 Chairman, unopposed, Bob Ebling will remain as Chairperson
- Thank you to Judy Koudelka for representing board this past year
- Suggestion of benches by back gate along both ponds
- Bob Ebling to contact Santee Cooper regarding sink hole by power box on Glenwood Drive

Meeting was adjourned at 10:31am

Motion to adjourn by Dave Yokey, Seconded by Sylvia Rivera-Curnow

Respectfully submitted by: Deb Rebocho for Jeanne Niziol

Next meeting will be March 10, 2026, 9am