

## Approved Minutes

Palmetto Pointe Regime

Called Meeting

Board of Directors Meeting

Aug 22, 2009

### Board Members Present:

Bryan Weatherford

Chris Scatliff

Len Lundquist

John Stahl

### HOA Manager:

Tim Goodwin

### HOA members Present:

Jack Love

Vic Apat

Stephen and Clair West

The meeting was called to order at 9:00 am

### Order of Business

1. John Stall moved to have the Board go into Executive Session to discuss to issues:
  - a. Short Term Rentals
  - b. Landscaping

Motion passed unanimously

After discussing these two issues a length, John Stahl moved for the Board to come out of Executive Session and go into the open meeting of the Board. Motion passed unanimously

2. The minutes of the April 18 and May 25, 2009 meetings of the Board were approved.

### 3. Financial Update

The following reports were given by the HOA manager, Mr. T. Goodwin:

- a. Homeowners who are delinquent in their payment of homeowner dues
- b. To date \$138,000 for flood insurance has been paid.
- c. \$4,675.00 was paid to cover the video security system installed by CamCor
- d. To date the reserve amount in the HOA market money account is \$50,000.00
- e. All other budget items are on schedule as planned.

4. Report from Mr. Brian Weatherford

To date nine units remain to be sold, with one sale pending.

5. Report on Security System: Len Lundquist

He gave a brief review of the system for home owners in attendance: items covered were the location and time covered, which is 24/7. As a note to all homeowners: The system consists of three cameras; two covering entrances in/out of the clubhouse, and one covering the pool.

6. Social Committee:

The chair of the Board, Mr. Chris Scatliff, brought up the need for a social committee. He request that any home owners interested in serving on this committee please contact him at 1-416-871 0253 or [chris@scatliff.net](mailto:chris@scatliff.net)

7. Short Term Rentals: The chair gave the following report

In response to one homeowner who continues to violate HOA 's short term rental policy the Board reviewed the following information: In January the Board met with the owner about the violations at that time. At this meeting the homeowner agreed that after April 1, 2009, the policy who no longer be violated. As a matter of record, the homeowner continues to violate the policy, with two (2) violations in May four (4) violations reported to the Board after May.

In accord with the fine approved by the Board for each violation, It was moved (J. Stahl) and Seconded (C. Scatliff) to Sanction the addition of \$4,000 in fines for the four recent violations reported, to the \$2,000 in fines in May for a sum total of \$6,000.00. The motion passed unanimously.

In addition, the Chair requested all homeowners to report any such future violations to any member of the Board.

8. Power Washing of buildings

Three formal bids for power washing of all of the units (including gutter cleaning), the club house, the pool, and staining/wood treatment of the club house deck were reviewed.

After the discussion, the Chair moved to award a contract to Mr. Jeff Harrison. 7211 Commodore Road, Yonges, Island, S.C. 29449. The motion was seconded ( B. Weatherford) and was approved unanimously. As a post-script, the Board's Secretary noted that Mr. Harrison bid was for twenty-one (21) buildings, not including the clubhouse. The development has only twenty (20) buildings. Mr. Goodwin, HOA Manger was called. He notified Mr. Harrison, who agreed to reduce the bid by \$375.00, the cost per building.

The total cost of the contract, therefore, is to be \$8.055.00

9. Landscaping

The Board reviewed a number of complaints it received, which included

- a. the lawns not being constantly maintained (cut)
- b. weeds in the lawns
- c. Creeping ground cover within the beds around the houses not being trimmed
- d. Dog feces within the lawn
- e. Mole infestation
- f. drainage problems

The chair gave Mr. Eddie Ellis, the current landscaping contractor, five minutes to present responses and concerns to these complaints.

Mr. Ellis expressed the following concerns, which are abbreviated as follows:

- a. A number of the workers he has hired have walked off the job in response to the amount of animal feces in the lawn.
- b. Contractors/workers are pouring their cleaning fluids on the lawns, which damages the lawns.
- c. The development needs another meter, because the current number, two, is not enough to provide adequate pressure for the irrigation system.
- d. Mulch needed for the beds: he requested authorization to purchase additional mulch.
- e. Mosquitoes: He reported that there is a person who can treat the problem "excess number of mosquitoes" using a non chemical method.

Actions Taken by the Board:

- a. Board agreed that there is a need for homeowners to pick up the feces deposited by their animals. Jack Love volunteered to undertake the establishment of a way to notify homeowners/renters, to include signs.
- b. The Board unanimously agreed that
  - i. The lawns needed weekly mowing, which was not occurring.
  - ii. The weeds in lawns and beds were not being controlled
  - iii. That although the Board would notify owners to pick up animal feces, it was felt that common practice for landscape contractors was to maintain the lawns even in the presence of dog/cat feces.
- c. A motion (J. Stahl) seconded (L. Lundquist) to approve \$400.00 for Mr. Ellis to treat the lawns for moles, which should also alleviate to some degree the lawn born mosquito problem.
- d. The chair moved, and J. Stahl seconded a motion to appoint a landscaping committee. After discussion the motion passed

unanimously.

The following individuals were appointed to the committee: Len Lundquist (chair), Tim, Goodwin. The Chair asked Len to request additional volunteers for the Committee. (Note: As of this date, Clair West has volunteered to serve on the committee)

**Committee Duties:**

The committee will provide oversight of the following:

- a. Drainage issues
- b. Landscaping problems
- c. trimming of trees – which are/may damage the exterior of units.
- d. Mosquito problems

The committee will identify problems and where action is needed, solicit bids on behalf of the board, for its review and approval.

Other items were also discussed:

- a. The presence of rubble around/along the seawalls and need for cleanup was discussed – no action taken
- b. Peas Island Road: The board was notified of the action of the State's Supreme Court, regarding the lawsuit involving the possible creation of a bridge from Peas Island to Long Island, the Supreme Court ruled against the petitioner, and in favor of Palmetto Pointe HOA.

The Board was notified that the cost to move the gate from its present location closer to Folly Road, would be in the range of \$10,000.

The Board approved a committee, to undertake a feasibility study to include (a) moving of the gate, and (b) the possibility of the City of Folly Beach turning over Peas Island road to the Palmetto Pointe HOA. Mr. Chris Union will head the committee, which will include, Stephan and Claire West, and Charlie Salmonson

**10. New Business.**

- a. On behalf of a homeowner, C. Scatliff moved and L. Lundquist seconded a request to have a front porch on their unit screened  
Action Taken: After discussion the motion failed with a unanimous nay vote.

- b. A/C units: A concern was raised, evidently from some homeowners/renters of problems with programming their A/C units. The board requested the secretary to include the following notice in the minutes.

***To bypass programming the three time periods for each day of the week each time a person wants to make a change to the thermostatic control mechanism, one may simply change the temperature for a zone, and then press the "hold" key. The temperature for that zone will then be maintained for the zone, until the next time period.***

- c. Pool Lights  
Mr. Goodwin will check into an apparent problem with the pool lights – specifically the location of the timer for the lights – It may have to be moved so that it is accessible from the outside.
- d. Grills and basketball nets:  
It was reported that several unit owners are in violation of the HOA policy regarding the presence of barbecue grills and basketball nets being located on the outside (does not include porches) of the units, specifically in the carports. Mr. Goodwin is to notify the owners/renters of the policy.

***Note for all homeowners/renters: The HOA policies are located on the Palmetto Pointe Villas Web site.***

- e. Change to the Master Deed  
The Board approved a "Fourth Amendment" to the previously amended and restated Master Deed for Palmetto Pointe at Peas Island Horizontal Property Regime.

The "Fourth Amendment" specifically increases the number of resident owned boatlifts from eight (8) to ten (10). By its approval of this amendment, two new boat lifts labeled OA and OB. Boat lift OA has been assigned to unit B-6 (1610 Folly Creek Way) and boat lift OB has been assigned to unit D-7 (1623 Folly Creek Way). Copies of this approved amendment are available on the HOA web site.

With no further business before the board, the Chair moved the meeting be adjourned.  
Motion passed unanimously

Respectfully submitted

Leonard (Len) Lundquist  
Secretary