

Approved Minutes
Called Meeting of the Board
September 12, 2009

Board Members Present:
Bryan Weatherford
Len Lundquist
John Stahl
Charlie Salmonson

Other Members Present
Jack Love
Sandy Senn

This was a special called meeting of the Board in response to Ms. Senn's request to address the Board. This was the second opportunity provided to Ms. Senn to address her violations of Palmetto Pointe HOA By-laws prohibiting short term rentals. The minutes of the August meeting were, therefore, not reviewed for approval.

Items addressed:
Violation of the Palmetto Pointe HOA rental policy

Ms. Senn addressed the Board, and was given the opportunity to explain why she felt the Board did not/was not providing her with due process, with regards to her continued violation of the HOA policy on rentals.

Within the discussion, which ensued, she agreed that the Board provided her opportunity to address the board and the policy but stated that she was going to continue with short term rentals, that the Board was not affording her complete due process. When asked to explain, she stated that it was not her responsibility to advise the Board on the issue.

She further stated that her purchase of 1641 was a bad investment (asset acquisition) and that she was considering filing for Bankruptcy and if she did the first thing she would do was to stop paying her Regime fees. The reason she gave was "this asset is not performing."

She did advise the Board that 1641 was advertised on Craigslist for long term rental, but she was not having any luck in finding someone to rent the unit long term. She was provided information illustrating that no other owner was having such difficulties in finding long term renters. She was provided recent information on six (6) units that have recently been rented long term.

Ms. Senn thanked the Board for the opportunity to address the issue and left the meeting.

After further discussion The Board was unanimous in recommending to its attorney to pursue its current course of planned action to enforce the HOA By-Laws on short-term rentals.

Tree and landscaping report

Len Lundquist gave a brief report on the survey the committee undertook last week. With time being short he provided the following:

- a. fourteen units have trees that are impinging on either siding, gutters, windows, air conditioning units, soffits, fascia, etc... The board was informed that two to three tree trimming companies were being brought in to look at the trees and to provide quotes, which will then be submitted to the Board for its selection and approval.
- b. A number of the small trees in front of the units are infested with aphids – Lundquist volunteered to spray the trees – if the board would cover the cost of the materials – which are to be innocuous to humans, birds, and other animals.
- c. The walking path, and a part of the seawall has erosion problems – At least two companies will be brought in to provide recommendations and bids – which will be submitted to the Board for its approval.
- d. Also, a report on the four units with reported rain water problems was given. This item will be addressed the same as preceding item [C]. Jack Love indicated that similar problems exist for units 1651 and 1653.
- e. landscaping issues.
 - a. recommending changing mulch – from pine to heavier mulch such as cypress, which will not float off when it rains.
 - b. the lawn in a number of areas is dying. Lundquist suggested we contact the Clemson Extension Service to see if they would test the soil.
 - c. weeds through the beds and lawn continues to be a problem.

The meeting adjourned at 10:30 am.

Respectfully submitted

Leonard Lundquist
Secretary