

**MYRTLE TRACE HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
FEBRUARY 6, 2021**

Donna Ebling, President of the Board of Directors, called the meeting to order at 2:00 p.m.

Donna Ebling: Welcome to the Annual MTHOA meeting. At this time, I call this meeting to order. There are 36 residents listening to the meeting on their phones and 20 residents present including Board members, committee chairpersons and contractors. Donna asked everyone to please rise as Ted Ackley leads us in the Pledge of Allegiance. Thank you.

Please give your attention to William Fox as he gives our invocation. (Bill also read the names of our Myrtle Trace friends and neighbors who passed away during the past year).

A quorum was confirmed by Mary L'Heureux.

INTRODUCTIONS: Donna Ebling introduced the other Board members; Mary L'Heureux – Vice President, Pat Paxson - Secretary/Treasurer, Directors-at-Large – William Fox and Nancy Southard. Committee chairpersons; Diane Connelly sitting in for Pat Hosford – ARC, Santo Perry – Activities Committee, Ted Ackley – Communications Committee and Liz Maass – Property Committee. Also in attendance were Diane Gascoigne - Recording Secretary, Jim Luneke – Administrative Consultant and Terri Eisenhardt, ARC Secretary.

NOMINATING COMMITTEE REPORT: Donna Ebling said at this time, I would like to call on Mary L'Heureux, our Vice President, to give the Nominating Committee report. Mary L'Heureux said the nominees for the open Board position are: Nancy Seeds, Robert Thibodeau and Phillip Duck. Are there any nominations from the floor? There were none.

TREASURERS REPORT: Pat Paxson will now give the treasurer's report.

Our financial plan has always been to use prepaid dues and other income to pay for our ordinary and budgeted expenses, and to also distribute monies (this year's goal was \$70,000.00) into our designated funds. These designated funds, Roads, Lakes, Infrastructure, and Emergency/Disaster, help ensure that we are prepared for approved projects and unexpected occurrences or disasters (hurricanes). This practice of putting aside monies for a rainy day has allowed Myrtle Trace to maintain its ambience, as well as, to ensure the community operates in the standards to which our residents are accustomed.

Fortunately, we had no major storms or catastrophes in the Myrtle Trace Community. We were able to cover road, infrastructure, disaster, and lake funds.

The MTHOA Finances are as follows:

Total CDs:	\$531,694.65 + interest
Total Checking:	\$ 50,307.37
Total Saving:	\$195,945.20
Grand Total:	\$777,947.22

The most important thing is the dues will remain at \$85.00. There is no increase in 2021.

I would like to thank our contractors, Jim Luneke and Jean Hohenberger for all their hard work and thoughtfulness in contributing to the well-oiled machine that is known as Myrtle Trace, and to Ted Ackley for his undying years of service to the Myrtle Trace Community.

Even though we are in a good financial situation, we must be diligent and financially responsible when operating the many faceted and diverse situations connected with Myrtle Trace. This will allow Myrtle Trace to continue to be an attractive and inviting community to live in. I believe the members of the Board and the various committees do exactly that.

COMMITTEE REPORTS:

Activities Committee Santo Perry:

As we all know, the year 2020 wasn't a good year for us with the virus. We had to cancel some of our events because of the Clubhouse being closed. The Activities Committee began to come up with our members events that could be held without using the Clubhouse and adhering to social distancing. We reached out to Mister Softee and scheduled the truck to visit our homeowners in our parking lot. This event was free to our homeowners. The Committee held three more events using food trucks. They were Benitos Brick Oven Pizza, Gettin Sauced in the City and Kurbside Katering. We held Bingo in the Clubhouse several times. Thanksgiving was held with a limited number people. We are planning on have several outside events and more food trucks. If you have any ideas for events, we would love to see you at one of our monthly meetings. The Activities Committee meets the second Monday of the month. Hopefully, this will be a better year, Santo Perry.

Architectural Review Committee Diane Connelly:

Good afternoon. Today I would like to speak about the Architectural Review Committee, some misconceptions and the realities of what we do in the community. The members of the Committee hear from community members that we are old fashioned, rigid and not open to change. In some respects that is true for our assigned task is to maintain the original appearance of the community as designed by the architect. That includes monitoring all home improvement projects including landscaping and structural improvements. We do this to ensure that our community retains the appearance that brought us all here and that gives us that "Ah, I am glad I live in Myrtle Trace" moment when we drive in from 501. We are also very concerned about property values and monitoring the little things that allow a community to go downhill very quickly (unkempt lawns and shrubbery, leaving garbage receptacles out, inappropriate lawn ornaments, etc.) So yes, we often make unpopular decisions and have to remind residents of our covenants, but they are always with the best interest of the community as our primary focus.

What you may not know is how involved we are in reviewing new products that may or may not fit with the appearance of our community. Over the past few years, we have reviewed metal roofing, solar energy and paneling, synthetic home siding, sunrooms and screen rooms, types of vinyl windows, wood grain doors, shutter colors, garage doors, generators and fencing for dog runs. These are just a few. We are always open to researching materials and ideas that will benefit our community and we reject those that do not fit in.

We also have the dubious honor of monitoring homeowner tree removal and replacement. When new owners are surveyed, the trees and the amenities are the two biggest reasons they are attracted to Myrtle Trace. Therefore, when we do not allow the removal of trees that do not meet the criteria for removal, it is because we are trying to protect one of the two biggest sales draws for the community which again enhances your property value.

I also would like to mention that we have a new ARC Project Request Box. It is located where the old Activities Box was, next to the HOA Box on the outside of the clubhouse. Please use that for your project requests.

I would like to thank the members of the Architectural Review Committee for their commitment to Myrtle Trace. We meet twice a month and each member is responsible for specific areas of the community. The members are: Diane Connelly-Vice Chair, Anne Kongvold, Celia Hummel, Ernie DiFiore, Eunice Freeman, Jenny Jenemann, Lee Sutherland, Lee Williams, Lynda Moore, and Mickey Jarossy. Our secretary and invaluable asset to our group is Terry Eisenhardt.

Thank you also to Bill Fox and Pat Paxson our Board liaisons for this year, Donna Ebling - HOA President, Nancy Southard and Mary L'Heureux for their service, and to all you residents who have submitted project requests this year.

Property Committee Liz Maass:

Good Afternoon, my name is Liz Maass, I am your Property Committee Chairperson; Rich McEvoy is our Vice Chairperson; our Secretary is Jeanne Niziol.

Your Phase representatives are:

Phase 1	Herman Rebocho
Phase 3 -	Ron Grove
Phase 4 -	Marion Sustakoski
Phase 5 -	Paul Salas
Phase 6 -	Cathy McElroy
Phase 7 -	Gary Cooper
Phase 8 -	Claudia Allensworth

Herman Rebocho has been instrumental in getting the security cameras up and running in the Club House parking lot. Herman is also your Recreation Area representative along with Thor Kongvold, Rich McEvoy, Roger Kirschner, and Paul and Ginger Salas. This group has been busy with sprucing up and making ready for spring - the Bocce Ball court, the Horseshoe pit and Picnic areas.

Thor Kongvold has replaced all the inside and outside lighting with LED lights for better and longer lasting equipment. Rich McEvoy is the liaison for the Hardee maintenance group. Tom Gray is in charge of Lakes and he and John Sperger are liaisons with the Lake Management group. Tom is also in charge of roads and is the liaison for the Palmetto Paving Company. As of December, Roger Kirschner was our Pool liaison with the Pool Company. As you can see, the Property Committee is the "work horse" of the Myrtle Trace HOA!

To continue maintaining the esthetics of Myrtle Trace, our Goals for 2021 are:

1. Pool maintenance – install new timers for pump
2. Street signs replacement
3. Purchase and installation of shuffle Board overlay
4. Monitoring Lake management thru March then implement a new management Company
5. Liaison with Palmetto Paving for two projects
6. Trees – Leo Reger

We are a community of volunteers, your neighbors. We will continue to serve our Community and do it with a smile.

Next is Ted Ackley, Chairperson of the Communications Committee:

Good Afternoon, the Communications Committee was formed about twelve years ago soon after our website was created. The Committee's purpose is to coordinate the efforts of several volunteers who perform various duties to keep our residents well-informed.

The News & Views is still the primary source of current information about our community. It reaches every resident and every homeowner including those who don't live here. An e-mail version is also available to anyone who wishes to receive it. If you would like to be added to the e-mail list just give me a call or send me an e-mail. You will still receive your paper copy. More about the News & Views later.

Teresa Oberg is the Webmaster of our website and Bruce Williams provides all the photos and technical support. I provide back-up for Teresa. It contains a vast amount of useful information: Minutes of Board meetings, Annual meetings and committee meetings for the past eight years are available. Photos of the Board members and committee members are also displayed. News & Views issues for the past eight years are also on file. A very useful feature of the website is a listing of contractors and service providers who have been recommended by Myrtle Trace residents. This listing is found under Homeowner Resources. Also found in Homeowners Resources are the various Policies and Procedures established by the Board of Directors over the years. Finally, the website is a great way to show your family

and friends back home what a great community you live in. Whenever you see the Myrtle Trace flag lowered, a resident has passed away. The name of the deceased may be found in the In Memoriam section of the website and it will also be posted at the Clubhouse entrance for three days. Mary Johnsen and Bruce Tenney lower and raise the Myrtle Trace flag as necessary. The Committee also maintains the bulletin board outside the entrance to the Clubhouse.

Our official greeters, Kathy Gerhart & Pam Reinhart, visited 50 new families or individuals during the past year compared with 56 during the previous year. One of the few problems the Greeters have is finding out when new residents have moved in. Therefore, I'm asking each of you to let Kathy or Pam know when you get a new neighbor.

Other members of the committee are Lina Janovitz and Linda Guest who maintain our Community directory database and also mail the News & Views each month to about 20 non-resident homeowners. With their help, I publish a new Myrtle Trace phone directory in April and October. Jeanie Rhodes edits the News & Views fliers and Pat Paxson prepares and maintains the Community Calendar which is found on the back page of the News & Views each month. She also handles private reservations for the use of the Clubhouse. Jon Bourne maintains an emergency e-mail database which is used ONLY when there becomes an urgent need to contact as many of our residents as possible. In addition to serving as Chairman of the Communications Committee, I've been the Editor of the News & Views for the past 26 years. Our News & Views carriers are Bill Alexandra, Lydia Baraga, Tom Gayer, Jean & Joe Glavan, Bob Kirk, Anne Kongvold, Gary Main, Cathy McElroy, Sheilah Reynolds, Nancy Seeds, Cathy Smith and Mike & Joanna Wilcox. I would like to thank all the committee members and the News & Views carriers for their valuable service. They all do a great job. Even the Covid-19 virus can't stop the timely delivery of the News & Views!! Our committee assignments are listed on the back page of the Myrtle Trace Directory. Please feel free to call any of us if you have questions or need information. Thank you very much for your kind attention.

PAST PRESIDENT'S REPORT Santo Perry:

Last year, the Past Presidents did not meet due to COVID-19 and the closure of the Clubhouse. The Past Presidents were in contact with each other with the assistance of Mary Johnsen. If there was a reason that needed to be addressed, we would have called a meeting. The Past Presidents meet every quarter to receive information as to what the Board is doing and to answer any questions they may have.

BOARD REPORT Donna Ebling:

Good Afternoon Dear Residents, It's the end of another Myrtle Trace year, and the last meeting for this year's administration. Ordinarily, I would be discussing our accomplishments, highlights of the year, and hopes for next year. But this was not an ordinary year. The "V" word, the Virus, really put a wrench into our year. I think it made us realize that normal is not such a bad thing. This year we tried to maintain as close to normal as possible. It has not been easy, and unfortunately will continue in this manner for part of the coming year. We didn't accomplish great feats. We made changes to policies regarding roof colors for townhouses, front seating areas, trimming/pruning trees, window air conditioners, holiday decorations, plantings on common ground around mailboxes, and timelines for rental properties. We kept within the limits of our water allotments. We installed security lighting and a camera in the clubhouse parking lot. Sadly, we felt we had to close the pool and clubhouse to social activities in an effort to help keep our residents safe. I must acknowledge that this was not a popular decision. It is also important to note that it was not an easy decision. But we did the best we could. Doing your best and keeping everyone happy is almost impossible when you are trying to care for 518 households.

Out of the 518 homes in Myrtle Trace: 24 homes are currently rented and 3 are vacant. We had 46 closings in 2020. This just goes to show that Myrtle Trace is still a hot commodity. All of those closings mean more new residents. I must apologize to our new residents; we have not had a new resident orientation this past year. I understand it can be difficult to navigate through the polices and to learn about Myrtle Trace. Thankfully, the Greeters come to your home; give you the policy book, and try to answer questions. Neighbors will gladly tell you how and where to shop, take care of personal tasks, find medical services, and any other thing you may need to know. Hopefully, we can resume the orientations, until then, just pick up the phone, and "give us a call."

We were lucky this year, in that we didn't have any infrastructure disasters. Our wells worked well (pun intended), our equipment didn't break, we had good luck during hurricane season; but we did have very high water near the clubhouse. We were able to have it fixed by installing a sump pump; so far, so good.

This year, Myrtle Trace joined a group of other local HOA communities. We are a total of eight communities and meet quarterly to discuss common issues within our communities and within the county. The HOA Presidents met in the fall to discuss: speeding, streetlight rental, architectural review committees and fines, and contractors. Recently, five of the group, met to discuss drainage issues within the county culverts and the golf course. Our hope is to apply for a grant in the new year, that would help fund some work to help with drainage/flooding. The eight communities include (in addition to Myrtle Trace): Forest Lake, Myrtle Trace South, Myrtle Trace Grande, Ridge Lake, and Ridge Point. The communities vary in size of 39 homes (Ridge Lake) to Myrtle Trace with 518 homes. It is a good group, easy to work with and all are eager to help those that ask. The thinking is that our voice will carry more weight when referred to as a consortium, rather than just one community. It is my hope that the incoming Board President will continue to be a part of these meetings.

I think what we did this year is that we "kept on doing." Our Committees kept us going, volunteers still volunteered, ARC was probably at their busiest this year, Activities helped us pass the time with food trucks, bingo, and Thanksgiving dinner. Card clubs met, News and Views still got published and delivered. The Property Committee gave the horseshoe pit and bocce area a makeover. The Garden Club still gardened at the clubhouse. We tried to listen to and to take care of residents' concerns. Remember – we did our best. We were going into uncharted territory this past year, there wasn't always a precedent. It was not easy, not everyone was happy, and we made extremely difficult decisions. It was not uncommon for me to recite the serenity prayer: *God, grant me the serenity to accept the things I cannot change, courage to change the things I can, and wisdom to know the difference.* Some days we prayed harder than others. "*Help us to be wise, in times when we don't know.*" (The Prayer) I ask that residents please show the new Board respect and ask that you "have heart." Remember, they are here for you, but you need to work with them; more things will get done if worked on together.

So, that's it folks. Another year is gone, another new one gets underway. Will I miss being President? Yes and no. Yes, because I have enjoyed working with the other Board Members and Committees; yes, because I had the opportunity to meet other residents, yes, because there was never a dull moment – never! It kept my mind active, many times too active (and caused many sleepless nights). But it will be nice to sleep through the night without waking up and worrying about something, and it will be nice to answer the phone without an impending sense of dread. And yes, it will be nice not having to worry about getting my agenda done early and having it posted to the website. It will be nice to have some "me time."

With that, I will say good-bye to you, dear residents, and you my former colleagues, whom I can now call friend. You know "where I live," and just as you have been there for me, I will do my best to help if needed. Perhaps I saved the best for last. I thank my husband, Bob, for letting me be a Board Member for three years and a President this past year. He has helped keep me "positive", encouraged me, and helped me to keep things in perspective - and it has not always been easy. He has shared the good times and the not so good times, and for that, I thank him, and say "I love you." I could not say good-bye without a quote (or two)

"The sweetness and the sorrow, wish me luck, the same to you." [Chorus Line]

"Don't hold a grudge or a chip and here's why; bitterness keeps you from flying. When you get where you're goin', don't forget, turn back around, help the next one in line." [Always Stay Humble and Kind]

Take care of yourselves, take care of each other, and carry on,
Donna Ebling

2021 NOMINATING COMMITTEE:

Mary L'Heureux said the following eight individuals are members of the Nominating Committee along with you serving as the 2021 Chairperson (Good Luck!)

Ted Ackley: Representing the Communications Committee will be serving the 2nd year of his 2 yr. term and will require a replacement for 2022.

Diane Connelly: Representing the ARC Committee will be serving the 2nd year of her 2 yr term and will also require a replacement for 2022.

Bob Smith: Representing the Activity Committee will be serving the 1st year of his 2yr term and will not require replacement.

Cathy McElroy: Representing the Property Committee will be serving the 1st year of her 2yr term and will not require replacement.

Pat Hosford: Representing the Past Presidents Council will be serving the 1st year of her 2yr term and will not require replacement.

Claudia Allensworth: Is an At Large Member chosen by the VP and will be serving her 1st year of her 2yr term and will not require replacement.

Roy Frantzen: Is also an At Large Member chosen by the VP and will be serving his 2nd year of his 2yr term and will require a replacement for 2022.

Mike Reinhart: Is also an At Large Member chosen by the VP and will be serving his 2nd year of his 2yr term and will require a replacement for 2022.

You should contact each of the committee chairs either in October of 2021 or early November 2021 to get their nominations for the Nominating Committee of 2022.

I scheduled our 1st nominating committee meeting the Wednesday after Labor Day to get things started and I know Les Gerhart had started around that same time the year before.

If it ends up that the Annual Meeting is held at the HGTC Auditorium there is information about who to contact etc. in the various binders and folders I will pass along to you.

If you have any questions feel free to contact me. Respectfully submitted, Mary L'Heureux, Chairman, 2021 Nominating Committee

ELECTION RESULTS:

Mary L'Heureux announced that Nancy Seeds is the new Director-at-Large Board Member.

QUESTIONS/COMMENTS FROM ATTENDEES: There were none.