

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – AUGUST 19, 2020**

ATTENDANCE: Board Members: Donna Ebling, Pat Paxson, Nancy Southard, Mary L'Heureux and Bill Fox

Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford – Architectural Review Committee, Diane Connelly – Architectural Review Committee, Santo Perry - Activities Committee, Liz Maass, Property Committee, Jean Hohenberger – Accounts Payable

Contractors: Jim Luneke - Administrative Consultant, Diane Gascoigne - Recording Secretary

Also present were: Bob and Cathy Smith, Elizabeth Borkowski, Nelson and Pat Fisher, Mary Johnsen, Herman and Debbie Rebocho, Jan Notte, Linda Dale, Debi Perry, Bob Ebling, Thomas Gray, Barb Artz, Mike Reinhart, Bruce Williams, Eunice Freeman and Bob and Mary Nohaft

CALL TO ORDER: The meeting was called to order by Donna Ebling at 9:00 a.m.

RESIDENT PARTICIPATION:

- Mike Reinhart of 245 Candlewood Drive expressed concern about Quail Lake; specifically, the end of it. He said the overflow needs to be cleaned up. It has been bad for the past month or more and has never been this way before. There is a lot of vegetation and silt. Also, the pump at the end has not worked for several months. Donna Ebling replied that the Board will look into it and get back to him.
- Linda Dale, of Hickory Drive, said the lake behind her is starting to smell.
- Tom Gray of 210 Cedar Ridge Lane said he has a six-month old puppy who has been sick for a week because of all the goose feces in the yard. He asked if anything could be done about it. Donna Ebling said she doesn't know that anything can be done about it but the Board will look into it. She did say residents using bird feeders attract the geese.

Donna Ebling, President, began with two opening quotes:

“You can't be that kid standing at the top of the waterslide overthinking it. You have to go down the chute.” - Unknown

“When everything seems to be going against you, remember that the airplane takes off against the wind, not with it.” – Henry Ford

NOTE OF PASSING RESIDENTS:

Donna Budner of 224 Wedgewood Lane passed away on July 15, 2020

Burnie Allen of 212 Glenwood Lane passed away on July 20, 2020

Alice Salews of 225 Cricket Court passed away on August 4, 2020

Tom Craddock of 183 Glenwood Lane passed away on August 12, 2020

NOTE OF NEW OWNERS:

Francis (Skip) and Karen Bedics purchased 1219 Loblolly Lane on July 29, 2020

Allen Davis Jr. and Michelle Theobald purchased 102 Juneberry Lane on August 3, 2020

John and Paula Ritchey purchased 177 Glenwood Drive on August 7, 2020

APPROVAL OF MINUTES:

Donna Ebling asked to make an addition to the minutes under Communications. The Board wants to thank the “News and Views” carriers as they had additional items to deliver last month with the Hurricane booklets.

Nancy Southard moved and Mary L'Heureux seconded the motion to accept the July 15, 2020 Board minutes. The motion passed unanimously.

ACTIVITIES COMMITTEE – Santo Perry thanked the Board for allowing the committee to hold the Ice Cream Social. There was a small problem with social distancing. Santo also asked for permission to hold Bingo outdoors on August 28th. Lessons have been learned from the Ice Cream Social and no gatherings will be allowed. If people tend to gather in groups, they will be dispersed. Bingo would be held in front of the clubhouse beginning at 5:00 p.m. Flags will be placed so there is social distancing of 6 feet. Precautions will be taken. People can also play from their cars.

Nancy Southard moved and Donna Ebling seconded the motion to hold the Bingo event with the conditions specified. The motion passed unanimously.

Santo also said the committee would like to have Bonita's Pizza Truck come and provide pizzas in the clubhouse parking lot on September 20th. They are looking at 12:30 p.m. It would be pickup and go.

Pat Paxson moved and Mary L'Heureux seconded the motion to have the Bonita Pizza Truck come on September 20th. The motion passed unanimously.

Nancy Southard moved and Pat Paxson seconded the motion to accept the Activities Committee report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there are three agendas for review. Mary L'Heureux had a question on solar panels. Pat Hosford answered that there had not been much interest in this previously but the committee had a representative come talk to them because they like to be appraised of new things available. ARC will be reviewing the feasibility of solar panels for use in the community.

Pat Paxson moved and Mary L'Heureux seconded the motion to accept the ARC report. The motion passed unanimously.

PROPERTY COMMITTEE – Liz Maass said the committee met with Palmetto Paving regarding Myrtle Trace roads. She asked Tom Gray to give a report. Tom said there were three bids out for Myrtle Trace repairs. They are trying to not let things get any worse. Myrtle Trace Drive in areas is the worst at it gets so much traffic. Berry Tree Lane is breaking apart in places on the cul-de-sac. On Beechwood Court the contractor who did the patch work didn't do an A-One job. There are areas on the cul-de-sac which need to be repaired. A representative from Palmetto Corporation met with the board previously and gave a presentation which explained things very thoroughly regarding the condition of the three areas. The cost for repairs on Myrtle Trace Drive is \$10,500.00. Berry Tree would be \$3,500.00; and Beechwood would be \$4,500.00.

Bill Fox moved and Pat Paxson seconded the motion to have Palmetto Corporation resurface Berry Tree and Beechwood cul-de-sacs for total cost of \$8,000.00. Myrtle Trace Drive will be on hold.

Nancy Southard requested the committee obtain in writing a one-year warrantee and that Palmetto would manage the traffic control and cones.

Pat Paxson asked Liz Maass if the Property Committee had found someone to be responsible for purchasing supplies for the clubhouse. Liz responded that with the clubhouse not being used it is not necessary at his time. Thor Kongvold has temporarily taken over responsibility for this.

Herman Rebocho spoke on the issue of lights and cameras around the clubhouse. Herman said he has researched motion sensor lights and cameras. He shared pictures of the equipment he has found. A boat was stolen several years ago from the back portion of the parking lot. We want to do something in order to all be safe. Herman described each item, what they do and how they work. Nancy Southard asked if solar lights would get enough sunlight at the rear end of the parking lot to keep the lights charged. Herman assured that they would. It was brought up that someone would have to be responsible for monitoring the camera. It was then explained that it would be able to be reviewed at a later date meaning no one has to constantly monitor it.

Nancy Southard said Thor Kongvold and Bill Alexandra replaced all clubhouse lights with LED'S. It is much brighter in the clubhouse and much less expensive. The Board thanks them both for their efforts.

Pat Paxson moved and Nancy Southard seconded the motion to accept the Property report as written. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley had nothing to add to his report. .

Pat Paxson moved and Bill Fox seconded the motion to accept the Communications Committee report as written. The motion passed unanimously.

TREASURER'S REPORT – Pat Paxson gave the treasurer's report. The financial status of our HOA is fine as of July 31, 2020.

Mary L'Heureux moved and Bill Fox seconded the motion to accept the Treasurer's report. The motion passed unanimously.

OLD BUSINESS:

➤ **Clubhouse and Pool Status –**

Bill Fox moved and Mary L'Heureux seconded the motion to maintain the current status of the clubhouse and pool. The motion passed unanimously.

Donna Ebling said we are not the only community near us that is doing this. She read a list of several that are keeping their amenities closed. She said we are healthy and safe and that is what is important.

- **Street Signs** – Donna Ebling said the Board looked at the budget and they are recommending the purchase of five street signs which are currently missing; four small and one large. The cost of the small signs is \$23.15 each and a large sign costs \$33.25 for an estimated total of \$125.85.

Nancy Southard moved and Pat Paxson seconded the motion to purchase four small street signs and one large at a cost not to exceed \$150.00. The motion passed unanimously.

- **Hurricane/Tropical Storm Isaias** – Donna Ebling said she noticed more residents brought lawn ornaments in in preparation for the storm and that is good. Hardee kept the generators working and she thanked Tom Gray for his work with the lakes.

NEW BUSINESS:

- **Policy on Plantings in area around Mailboxes and vote** – A copy of this policy was made available to everyone present for review. A copy of this will be made available to all residents to place in their 3-ring MTHOA binder when annual meeting packet is distributed.

Nancy Southard moved and Pat Paxson seconded the motion to accept the policy on plantings around mailboxes. The motion passed unanimously.

- **Budget 2021** – Donna Ebling said committee 2021 budgets are due by end of day today.
- **Hurricane Season** – Donna Ebling reminded everyone of the Emergency Email System. Contact Jon Bourne if you are not already included in this and want to be. This list is used for no other purpose than to alert residents of a community problem or situation.
- **Nominating Committee** – Mary L’Heureux said the Nominating Committee will have their first meeting in September. There is one position to fill this term and that is Donna Ebling’s term. The members of the committee are: Dave Atkins, Ted Ackley, Judy Conger, Lois Totura, Ron Frantzen, Ron Grove, Mike Reinhart, Diane Connelly and Mary L’Heureux. Mary asked that people contact one of them if they are interested in running or know someone who might be. If you are going to suggest another person, be sure they are agreeable before submitting their name.
- **Homeowner Maintenance Agreement** – Forms are due in September. Forms are available on line or you may make a copy of the form found in your MTHOA 3-ring binder.
- **HOA President’s Meeting** – Donna Ebling said the President of the Ridge Lake Community contacted the Board about getting together to exchange ideas. The presidents of the following communities are meeting today: Myrtle Trace, Ridge Lake, Forest Lake, Myrtle Trace South, Myrtle Trace Grande, Ridge Point, The Commons, West Ridge and Willow Trace.

CORRESPONDENCE:

The Board received a thank you from St. Jude Children’s Research Hospital for our donation of \$50.00 in memory of Donna Budner.

MEETING RECAP:

Pat Hosford thanked Liz Maass and Hermann Rebocho for looking into the camera situation for the clubhouse. She thinks it is very important. Pat said the Architectural Review Committee is responsible for recommending people park their large vehicles temporarily in the back of the clubhouse parking lot. Being able to review a tape and see what type of activity is going on back in that area while vehicles are parked there is a great step forward

REMARKS FOR THE GOOD OF THE ORDER:

Hardee’s crew and Myrtle Trace volunteers were thanked once again. Nancy Southard asked that we all stop and thank any of them for all they do when we see them working. They really appreciate it.

**Mary L’Heureux moved and Pat Paxson seconded the motion to adjourn the meeting at 10:10 a.m.
The motion passed unanimously.**

Respectfully submitted,
Diane Gascoigne, Recording Secretary
