

MYRTLE TRACE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING – OCTOBER 21, 2020

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

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 Receivable

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

Also present were: Terry Eisenhardt, Elizabeth Borkowski, Susan Winter, Colleen Carter, Thor Kongvold, Debbie and Hermann Rebocho, Joe Martin, Bryan Goodfield, Steve Notte, Nelson Fisher, Philip Duck, Debi Perry, Eunice Freeman, Bob Ebling, Michelle Grandell and Mary Johnsen

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

RESIDENT PARTICIPATION:

- Colleen Carter of 100 Cricket Court expressed a concern over roof colors on the Myrtle Trace townhouses. The residents were told all townhouse roofs must be black since a change in the covenants three years ago. She would like the Board to rescind this as some of the present roofs are various shades of brown. She would like to go back to solid brown or an option for gray for energy efficiency. Black conducts heat.
- Susan Winters of 109 Cricket Court read a petition she had signed by six townhouse owners in regard to roof colors. Pat Hosford gave a history of the townhouse roofs. The ARC Committee chose black for the roof color three years ago because of the pine trees. Tree sap drippings do not show as much on black roofs. The committee also chose black because with the brown roofs there are several different shades being used. A cohesive appearance is desired for the community. Pat said ARC will revisit the roofs of the townhouses and they will also look into doing an exemption for the townhouses. Pat Hosford said she will get back to Colleen Carter and Susan Winters with their decision. Pat also said colors are not in the Myrtle Trace Covenants; they are in the ARC Guidelines.
- Eunice Freeman of 229 Candlewood Drive asked what the plans were for Thanksgiving at the clubhouse. She asked if something could be done using food trucks or having a restaurant deliver food.
- Michelle Grandall of 101 Cricket Court said state HOA requirements concerning the appeals process are not being followed by the Myrtle Trace Board. She said Myrtle Trace does not have a review panel for people appealing a violation letter/fine. She asked why this was. She also said Board members are not allowed on this panel. Donna Ebling said we do have an appeals process and it is in the covenants and has been vetted with our attorney. Everything is filed at the courthouse. Nancy said we just had two residents in here today who appealed to the Board and their concern will be responded to. Everyone has 30 days to appeal a claim. Donna Ebling did not thank Michelle for sharing this since the Board nor did our attorney know anything about this. The Board will consult the Myrtle Trace attorney and follow procedure.

OPENING QUOTES:

"Fate whispers to the warrior, 'you cannot withstand the storm.' The warrior whispers back, 'I am the storm.'"

Unknown

"I came, I saw, I forgot what I came for." *Unknown*

NOTE OF PASSING RESIDENTS:

Joan Riggs of 113 Boxwood Lane passed away on October 17, 2020

Katherine Price, formerly of 130 Myrtle Trace Drive, passed away on September 2, 2020

NOTE OF NEW OWNERS:

Mary Kelly-Nullet purchased 117 Myrtle Trace Drive on September 3, 2020

Louis Musetti purchased 119 Birchwood Lane on September 21, 2020

Frederick Shields and Linda Anghilante purchased 197 Glenwood Drive on September 24, 2020

John and Patricia Mannen (formerly of 115 Boxwood Lane) purchased 216 Cedar Ridge Lane on September 28, 2020

APPROVAL OF MINUTES:

Pat Paxson moved and Mary L'Heureux seconded the motion to accept the September 16, 2020 Board Minutes the motion passed unanimously.

ACTIVITIES COMMITTEE – Santo Perry said the Activities Committee hosted its first Bingo night since the pandemic began. The food truck night was a success and they are planning another food truck for November 8th to honor veterans. The committee will pay for all veteran's meals. Santo said the committee researched different ways to hold Thanksgiving dinner including grocery stores and food trucks and ultimately, he asked the Board for approval to have volunteers cook everything in their homes and bring it to the clubhouse to be divided up and placed in take-out cartons. People could come and pick them up. There has never been a charge for Thanksgiving dinner and they would like to do this on a volunteer basis. Bill Fox asked how many people they would consider having in the clubhouse if they could have it there. Santo replied 50 including servers. This is for residents only.

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

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there are two reports this month. Pat said the committee has a recommendation to the Board for a statement they want to add to their guidelines concerning holiday decorations that emit noise or light. They should be turned off between 11:00 a.m. and 7:00 p.m.

Bill Fox moved and Nancy Southard seconded the motion to accept the ARC report. The motion passed unanimously.

PROPERTY COMMITTEE – Liz Maass gave the Board a list of trees to be taken down by Mr. D's. She also said they are trying to add interest to the community by freshening up the sports complex. The results of the Shuffleboard Survey did not show a positive response in favor of refurbishing it. The committee is now considering this a dead issue and will look into having the existing court taken out and re-sodded. The people working on the complex want to put coquina in the area including around the Bocce Ball court. The committee will submit bids for each of these projects to the Board. The quote for removing the existing shuffleboard court is \$1,500.00. It will be between \$1,500.00 and \$2,000.00 to remove it and fill it in. Liz also said Roger Kirschner is resigning from the committee as of December, 2020. Roger has been very helpful to the committee.

Nancy Southard moved and Pat Paxson seconded the motion to approve \$1,500.00 for the removal of dead trees on Hickory Drive, Myrtle Trace Drive and the situation on Juneberry Lane. The motion passed unanimously

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

COMMUNICATIONS COMMITTEE – Ted Ackley said most people don't get to see the Communications Report so he read it aloud. He 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 said overall Myrtle Trace is in good financial shape with a good cash flow.

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

OLD BUSINESS:

- **The Board voted to approve the New ARC Guidelines. They will be published in the "News and Views" and include:**
 - ❖ Air Conditioners/Heat Pump Enclosures – when replaced the enclosures shall be of sufficient height to conceal the unit and be painted the same color as the house.
 - ❖ Window Air Conditioners – shall be concealed from view either by an air conditioner/heat pump enclosure or shrubbery of sufficient height to hide the unit.
 - ❖ Page 11, section on trees – all tree trimming/pruning needs to be approved by ARC with the exception of: Bradford Pears, Palms and Myrtle trees which may be trimmed/pruned without prior approval.
- **Clubhouse Status** – Bill Fox said the Board has gone back and forth on what to do with opening the clubhouse while following CDC guidelines, especially for Thanksgiving. He asked if we could drop all food restrictions beginning November 1, 2020 on a trial basis. If we have a problem, everyone will be mad that we have to close the clubhouse again. Bill recommended to the Board to do this while limiting the number of residents to 50 people. Nancy Southard said we trust our residents and if people are concerned, they will make their decision and not come. Mary L'Heureux said considering the CDC guidelines she does have a concern about it. She knows that most people have been working hard to put on programs carefully and safely. Pat Paxson said residents need to protect themselves and others. Donna Ebling agreed and said everyone knows what they are supposed to do to keep us all safe.

Bill Fox moved and Nancy Southard seconded the motion that beginning November 1, 2020 the clubhouse restrictions be dropped regarding food. Everything else will remain the same. Everything will be residents only, 50 people only and masks required at all times, except when eating.

- **Security and Surveillance – Clubhouse Parking Lot** – Donna Ebling said the parking lot needs more light since we allow people to park their trucks/RV's etc. in the back of the lot at night. Thor Kongvold and Hermann Rebocho gave a presentation on LED sensor lights for the clubhouse and solar/motion lights for the parking lot. The Property Committee would install them. Camera surveillance only goes 60 feet unless a booster is purchased to go further. The camera has a motion sensor. Hermann discussed mounting the camera on the clubhouse rather than the cabana to avoid purchase of a booster. Nancy Southard said this is not what the Board requested and does not cover the area needed. Nancy said we should investigate the total cost for this. Bill Fox said it is important enough to spend the money if we find a system that does what we need it to do. He asked Hermann to bring back a quote to the Board. Hermann said it would take one to four people to monitor the camera. At issue was who will monitor the cameras? Nancy Southard said range and distance of the camera is critical.
- **Budget 2021** – Donna Ebling said the Board is finalizing this and she thanked Jim Luneke for all his help.
- **Hurricane Season** – Donna Ebling said we have been very lucky this year and the season is almost over.

- **Nominating Committee** – Mary L’Heureux said the committee has three candidates for the vacant seat on the Board. The candidates will be announced at the December Board meeting.

NEW BUSINESS:

- **Survey for Shuffleboard Results** – Donna Ebling said the Board values everyone’s opinion and thanked those people who responded.
- **Survey Re: Flood Insurance** – Donna Ebling said regarding surveys in the “New and Views”, they are a valuable tool for the Board. Myrtle Trace is part of a group of eight, local HOA communities who meet to discuss issues and solutions. Currently, we are working with four HOAs to determine solutions to problems with stormwater drainage. We are writing a grant request for federal funds to help with our drainage issues and the flooding in our communities. To help us provide better information, a survey regarding flood insurance will be in the “News and Views” and we would appreciate everyone’s feedback.
- **Allow ARC to spend \$150.00 max per yard for shrub care per delinquent or ignored/abandoned properties –**

Donna Ebling moved and Bill Fox seconded the motion to allow the Architectural Review Committee to spend a maximum amount of \$150.00 per yard for shrub care for delinquent or ignored/abandoned properties. The motion passed unanimously.

- **Annual Meeting Logistics** – Donna Ebling said because of the Corona Virus the Myrtle Trace Annual Meeting will not be held at HGTC as usual. The Board is looking at other options.
- **Roger Kirshner’s Resignation** – Donna Ebling said Roger will be leaving the Property Committee as of December, 2020 and the Board is very grateful to him for his help.

CORRESPONDENCE:

The Board received a thank you from the Parkinson’s Foundation for our donation of \$50.00 in memory of Alan Wittes.

The Board received a thank you from the Wittes Family for our donation to the Parkinson’s Foundation in memory of Alan Wittes.

MEETING RECAP: Five minutes per person

- Michelle Grandall stated she sent an email to Hermann Rebocho concerning speeding on Myrtle Trace Drive and the lights on Hardee’s Maintenance Building which bother her. She also brought up her concerns with the fact that the Myrtle Trace HOA leases our street lights and it would be less expensive to purchase them. In addition, she asked why residents no longer get accrual sheets with the Treasurer’s Report for the Annual Meeting. Donna Ebling suggested Michelle run for a Board position if she has so many concerns and told her to contact Mary L’Heureux for more information on doing that. She thanked Michelle for her concerns.
- Hermann Rebocho said the Property Committee has cleaned up and prepared the Sports Complex area for what needs to be done.
- Pat Hosford addressed the proposed cameras for the clubhouse parking lot. She asked what the height of installation would be. They must be high enough that they cannot be tampered with. Hermann responded that this has been taken into consideration.
- Elizabeth Borkowski suggested checking on insurance for the lights.
- Mary Johnsen expressed her thanks for all Myrtle Trace volunteers.

REMARKS FOR THE GOOD OF THE ORDER: Nancy Southard said this has been a very trying year for all of us. She wanted to express a special thanks to Donna Ebling, President of the Myrtle Trace Board. Donna wants everything to run smoothly and wants everyone to be happy. She has been bombarded with concerns and she has done an excellent job. Donna Ebling thanked the Cricket Court residents for coming and sharing their concerns.

Nancy Southard moved and Bill Fox seconded the motion to adjourn the meeting at 10:45 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary