

MYRTLE TRACE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING – March 16, 2022

CALL TO ORDER: Nancy Southard called the meeting to order at 9:05 a.m.

ATTENDANCE: *Board Members:* Nancy Southard, Bill Fox, Nancy Seeds, Bob Ebling and Susan Granger

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Liz Maass – Property Committee, Cathy McElroy – Property Committee, Bob Smith – Activities Committee, Diane Connelly – Architectural Review Committee, Ted Ackley - Communications Committee,

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

Absent: Jean Hohenberger – Accounts Receivable,

Also present were: Elizabeth Borkowski, Donna Ebling, Pat Paxson, Debbie and Herman Rebocho, Bob and Cathy Smith, Mary Johnsen, Dan Schaeffer, Brian McGraw, John Sperger, John Beam

RESIDENT PARTICIPATION:

John Sperger recommended the speed limit in Myrtle Trace be reduced from 25 MPH to 20 MPH.

NOTE OF PASSING RESIDENTS:

Mike Lucatuorto of 173 Candlewood Drive passed away on February 20, 2022

Sue McGuffin of 118 Cedar Ridge Lane passed away on February 18, 2022

Joseph Petrosino of 101 Walnut Circle passed away on March 5, 2022

NOTE OF NEW OWNERS:

John and Elizabeth Connor purchased 125 Mayberry Lane on February 9, 2022

Lawrence and Barbara Lapinski purchased 124 Laurelwood Lane on February 22, 2022

Pamela Sorrell and Sandra Rutter purchased 189 Glenwood Drive on February 28, 2022

Michael and Deborah Hebert purchased 107 Dogwood Circle on March 4, 2022

John and Evelyn Ross purchased 1206 Loblolly Lane on March 4, 2022

APPROVAL OF MINUTES:

Bill Fox moved, and Nancy Seeds seconded the motion to accept the minutes of the February 16, 2022, Board meeting. The motion passed unanimously.

Bill Fox moved, and Nancy Seeds seconded the motion to accept the minutes of the February 16, 2022, Special meeting of the Board. The motion passed unanimously.

Bob Ebling moved, and Susan Granger seconded the motion to accept the minutes of the March 2, 2022, Special meeting of the Board. The motion passed unanimously.

ACTIVITIES COMMITTEE: Bob Smith reviewed upcoming events.

Nancy Seeds moved, and Susan Granger seconded the motion to accept the Activity Report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there is one agenda for review.

Bill Fox moved, and Nancy Seeds seconded the motion to accept the ARC Report as written. The motion passed unanimously.

PROPERTY COMMITTEE – Liz Maass reported.

Robert Ebling moved, and Susan Granger seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley reported that Linda Guest will now be the major person responsible for the Myrtle Trace Directory. Lina Janovitz will be secondary.

Nancy Seeds moved, and Sue Granger seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER’S REPORT – Nancy Seeds said, as a bit of interesting information, 46% of Myrtle Trace residents pay their dues in advance. Nancy reviewed the figures of her report and said Myrtle Trace is in good financial shape.

Bill Fox moved, and Bob Ebling seconded the motion to accept the Treasurer’s Report as written. The motion passed unanimously.

OLD BUSINESS:

Pear Tree Circle Road Project Update – Nancy Southard said the Board reviewed all the bids presented and chose to go with Palmetto Paving at a cost of \$104,795.00. Another contract was signed with Palmetto Paving for \$675.00 to remove the base of tree stumps that would be in the way of the paving project. Nancy also said paperwork has been submitted to Santee Cooper in regard to the proposed new streetlight. This entire road project will be fully funded using Reserve Funds.

NEW BUSINESS:

Proof of Insurance – Nancy Seeds reviewed this information for new residents. The homeowner’s insurance must cover 100% of the replacement cost of a home and proof of coverage must be submitted to the Board. Nancy said this information will be in the next issue of the “News and Views” along with the appropriate form and the reasons for it. Nancy Southard said Jim Luneke will be taking over the maintenance of the spreadsheet. Nancy Southard said Nancy Seeds has been responsible for maintaining the insurance database for a number of years and she thanked her for her willingness and volunteering to do it.

2021 Tax and Audit – Nancy Southard said Jim Luneke has finished gathering all necessary 2021 financial information and has submitted it to Sherri Freudiger, our CPA. It will then be sent on to the auditor.

Total Lake Care – Nancy Southard said the Board has had positive feedback from some residents regarding Total Lake Care (TLC). Part of the agreement with TLC was an annual depth sediment evaluation. The purpose of the depth sediment assessment is to determine how much “muck” has built up on the bottom of the pond. A large amount of sediment not only diminishes the capacity of the pond, but it also affects the health of the pond. The members of the Board along with Liz Maass, Cathy McElroy and Tom Gray met with Mr. Richard Black, TLC owner, to discuss the results of the evaluation. He has recommended four areas to be dredged. The Board will

review these recommendations. All the necessary funds for the dredging project will come from Reserve Dredging Funds.

CORRESPONDENCE:

The Board received a thank you letter from Angelic Health for our donation of \$50.00 in memory of Nelson Fisher.

MEETING RECAP:

Hermann Rebocho suggested looking into an area in the parking lot that is used for parking although it is not an actual parking spot before Palmetto Paving begins their work. Nancy Southard told Hermann to speak with Tom Gray, Jr.

Pat Hosford questioned whether the new streetlight on Pear Tree Circle would affect the residents across the street. Bob Ebling said it should not affect them; a diffuser has been considered. Pat also had a concern regarding the proposed dredging and the new retaining wall on Lake Grebe. TLC must make sure the dredging does not come near the new wall and stays several feet away from it. Nancy Southard said Jim Black of TLC is aware of this and the Board will reaffirm it with him.

John Beam expressed his concern about the baby ducks not being able to get out of the ponds and being eaten by turtles. He suggested putting rock around the pipes at the road crossings as an egress for them. Pat Hosford responded that only one lake, Lake Oriole, does not have an egress for wildlife. Ramps or stone have been placed on the other lakes where wildlife and TLC boats have egress. Nancy Southard told John the Board will take his suggestion into consideration.

REMARKS FOR THE GOOD OF THE ORDER:

Bob Ebling said Santee Cooper had more damage than reported from the storm last Saturday.

He is not sure when they will be able to start work on the Myrtle Trace light poles.

Nancy Seeds thanked Bob Smith for the Activities Report and complimented him on it. She also thanked Ted Ackley for the new directory.

Bill Fox thanked everyone for the peace, quiet, happiness and support from everyone. It is so nice when we have a pleasant meeting.

Nancy Southard thanked everyone for coming and wished everyone a great day.