

MYRTLE TRACE PROPERTY COMMITTEE

March 9, 2021

Liz Maass: Chairman; Rich McEvoy – Vice Chairman; Jeanne Niziol – Secretary; Nancy Southard- Board Rep; Claudia Allensworth, Tom Gray, Thor Kongvold, Herman Rebocho, John Sperger, Leo Reger, Paul Sallas, Cathy McElroy, Ron Grove, Dave Rudnicki

Meeting called to order: by Liz Maass at 9:35 A.M.

Welcome Guests: Elizabeth Borkowski, Paula Hartmann, Jackie Sapienza, Debby Rebocho

MINUTES APPROVED: Cathy McElroy made the motion to approve, and John Sperger seconded and all approved.

OLD BUSINESS:

- Irrigation problems caused by HTC project, no problems were reported by Phase reps
- FEDEX drivers that were questioned by Rich indicated that there is no specified group of drivers on routes, the only way to report drivers is to catch them and get their info to report back to company.
- Maintenance requests for Common Areas – the forms are under Guidelines of MT Binder; Phase 8 had a request for the form and Claudia would obtain for resident.

SECTION/INFRASTRUCTURE REPORTS

- Phase 1&2: Herman Rebocho – having no recent rainstorms there were no problems/calls.
- Phase 3: Ron Grove: Light on Mayberry was handled
- Phase 4: Marion Sustakoski – no report due to absence
- Phase 5: Paul Sallas: Resident in Phase has issues with other residents who do not

Replace worn and torn American flags on their mailboxes. Same resident would like to have a committee to request that residents should replace flags and repair broken mailboxes. It was discussed that perhaps the upset resident could approach the residents and kindly take care of said issues. This is not an issue for the Committee, if mailboxes are broken it is the resident's responsibility to pay to replace or repair. Paul noted that the pool deck needs sealer to prevent mildew. Nancy Southard said it was approved in this year's budget and will be completed.

- Phase 6: Cathy McElroy: 103 Ashwood – Having resident's lawn being driven on they would like to have a wooden block placed to possibly prevent further encroachment. Liz will speak with resident and with Hardee to have the block placed on property.
- Phase 7: Gary Cooper - Homeowner reported that bulkhead was being placed along property at 227 Cottonwood. However, his drainage pipe was inches short of bulkhead wall. Gary spoke with Hardee crew, they will cut a hole in the wall, install connector so that drainage will feed into Lake Cormorant. (Thank you, Gary, for sending your report in your absence.)
- Phase 8: Claudia Allensworth: 218 Glenwood resident reported that his property has been vandalized and his irrigation system has been damaged. This issue has been repaired. Solicitation has been found in the form of flyers on Candlewood, the roofing company Shield Guard have been approached twice for their solicitation this is their third strike.

1. **Cabana and Pool** –Dave Rudnicki – Dave noted that he has been speaking to various people to gain the knowledge to manage his new position on the committee. The pool timer issue is being addressed; he will check the fan in the Pool room which may need to be replaced.
2. **Clubhouse** - Thor Kongvold – All the lights are on and working fine. He has had to search for replacement of daylight bulbs for future use, he did find two and will replace all eventually.
3. **Garden** - nothing new to report
4. **Gates** - all okay
5. **Lakes and Roads** – Tom met with Johnathon who is with our Lake contracted company. They discussed the company handing in paperwork to report work being completed each visit. Tom found him quite helpful as of late and they will include names of Lakes in reports. The road cold patching will be done by Hardee once the weather stays warmer.
6. **Streets/Signs** – Rich McEvoy - Rich will meet with Liz to go over the ordering of the remaining signs needed to complete the new-signs project.
7. **Trees** – Leo Reger – Leo received a request for tree removal on 100 Cricket Court.

DISCUSSION HIGHLIGHTS:

- There was discussion regarding residents speeding on MT Drive once again. The sighting of deer has been increasing within the community.

Resident, Jackie Sapienza asked why water on hers and others on Cottonwood properties have had so much trouble with the water around their properties. It was discussed that the squalls are being eliminated and need to be replaced. Rich McEvoy and Hardee team will go out and investigate shortly.

- Herman Rebocho would like to order a Corn Hole game and a storage/deck box to be kept in the Sports Complex area; he asked if picnic tables are to be ordered. Herman said when in the area of the picnic tables he saw litter on the grounds, there are no trash receptacles in the area. Claudia asked if supplies need to be ordered for groups to be able to sanitize after an activity, all the containers that were out were empty. Liz introduced Debby Rebocho as the new chairperson that will be responsible for handling supplies going forward.

MEETING ADJOURNED: 10:15 A.M. The Motion was made by Thor to adjourn and seconded by Leo; all were in favor.

Respectively submitted: Jeanne Niziol

Next meeting: April 13, 2021