

## MYRTLE TRACE PROPERTY COMMITTEE

July 13, 2021

Liz Maass: Chairman; Cathy McElroy: Vice Chairman; Secretary - Jeanne Niziol; Nancy Southard- Board Rep; Tom Gray, Herman Rebocho, Paul Sallas, Ron Grove, Dave Rudnicki, Debbie Rebocho, Marion Sustakoski, Gary Cooper, Thor Kongvold

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

**Welcome Guests:** Elizabeth Borkowski, Philip Duck, Brian McGraw, Roger Price

**Minutes Approval:** Cathy McElroy made the motion to approve and Claudia Allensworth, seconded, all were in favor.

**Board Liaison report:** Nancy Southard announced that the contract for the Salt Cell generator was signed by the Board. A letter was sent to the Lake Estate Management company giving them a 60-day notice that their services are no longer required, and she will be meeting with the new company, Total Lake Care, tomorrow to sign a contract with them.

### OLD BUSINESS:

- Shuffleboard: Teams will be forming for the Fall to begin competitions as with Bocce.
- Handicap posts/signs – Tom Gray noted all new equipment is in place and to code

### PHASE/INFRASTRUCTURE REPORTS

- Phase 1&2: Herman Rebocho – Discussion was regarding three sump pumps that require homeowners to monitor and turn on when necessary, rather than being run continuously. Residents on Hickory and Cricket Court have been contacted. Hardee group do periodically check. Herman has ordered an additional camera for the pool area with voice control.
  - Phase 3: Ron Grove: no new issues
  - Phase 4: Marion Sustakoski – no new issues
  - **Phase 5:** Paul Sallas: Paul indicated he feels like the Maytag repairman since he is receiving no calls as of late.
  - **Phase 6:** Cathy McElroy: no new issues
  - **Phase 7:** Gary Cooper: Gary noted seeing an HTC sub-contractor truck in the Trace and asked them the reason and they replied that they had missed a home and were there to complete the work.
  - **Phase 8:** Claudia Allensworth: no new issues
1. **Cabana and Pool** –Dave Rudnicki – Dave reported that the pool was closed due to an administrative error, the fountain was not working since a breaker was knocked out. He will keep a check on same. Dave also noted that the reporting sheet needs to be updated with correct list of operators responsible to sign. The lock to enter the ladies room needs to be clarified to say that the 8691 plus the 'lock' sign needs to be touched to open. Dave also indicated he has lubricated the pool lock, and he has checked and tightened the railing fixtures entering pool.
  2. **Clubhouse** - Thor Kongvold/Debbie Rebocho – Debbie reported supplies are all in. Thor has one additional light to be replaced. Thor and Herman were preparing to clean the gutter drains.

3. **Garden Club** - A report was handed in from Ginger Sallas regarding the maintenance needed at the planting beds and landscaping around the club house. We still need a person to oversee the Clubhouse Garden along with others to tend to the foliage.
4. **Gates** - Gary presented a proposal for replacing the gate arms and the bar code reader, etc. He has contacted a few companies for pricing/quotes and is waiting for responses so that he can add funds to the budget. He has met with Cathy and Leo and will follow up.
5. **Lakes and Roads** – Tom reported the lines will be repainted in the parking lot by Hardee’s crew. Cold Patches will also be done by Hardee’s. Cold Patches are temporary, the larger the patch the more expensive. Palmetto Paving has been contracted to do the Berry Tree cul-de-sac.

Tom indicated that he has had trouble having the Lake Estate Management company returning his calls since early May. He feels they know they are being replaced and are not responsive lately.

6. **Trees** – Leo Reger’s report was sent to Liz including two quotes from Mr. Ds, leaving it up to the Board to decide the best solution for removal of a Bradford Pear on 101 Cricket Court. Nancy will contact Leo and discuss, since he is on vacation and not available.

**NEW BUSINESS:**

- Retaining Walls handout was given regarding Retaining Walls and the responsibility of same. It was discussed that if there was a resident complaint it should first go to the Phase Rep who in turn passes it on to the Property Chairperson, Liz Maass, who will then contact Hardee’s.

MEETING was ADJOURNED: 11:00 A.M. The Motion was made by Cathy to adjourn and seconded by Tom, all were in favor.

Respectfully submitted: Jeanne Nizioi

*Next meeting: August 10, 2021*