

MYRTLE TRACE PROPERTY COMMITTEE
June 6, 2022

Liz Maass: Chairperson; Cathy McElroy: Vice Chair via Zoom; Secretary - Jeanne Niziol; Nancy Seeds, Bob Ebling: Board Reps, Tom Gray, Herman Rebocho, Debi Perry, Thor Kongvold, Elizabeth Borkowski, Marion Sustakoski, Paul Sallas, Brian McGraw, Mark Watkins, Leo Reger, Dave Rudnicki, David Atkins, Joe Bastian.

Meeting called to order: by Liz Maass at 9:30 A.M.

Welcome Guest(s): Tina Hurly, Kim and Jim Freeman

Minutes of 5/10/22 Approval: Dave Rudnicki made a motion to approve minutes with amendments and it was seconded by Leo Reger, all were in favor.

Board Liaison report: Nancy Seeds noted the Board approval of the Pear Tree Circle sign with the inclusion of Club House below. Nancy also noted that a meeting scheduled for 7 a.m. this morning with Nancy Southard, Tom Gray and herself and the vendor to sign contract for replacing pipe needed for Humming Bird Lake and Vireo. Nancy noted that they were close in price. Nancy responded to the No Smoking Sign request and noted that the Board would like no additional signs being posted. She also remarked that the Board would like the red cloths on the glass tables be removed and put away to allow for sanitizing of the clubhouse when used by various groups. The tables and chairs and all surfaces contacted should be sprayed with the sanitizer which is available and has a 24 hour hold when lightly sprayed.

OLD BUSINESS:

- Tom reported the replacement of the gate entrance sign which is much clearer.
- Herman reported that one of the two bids have been handed in to Liz for submittal to the Board on the gutter replacement for the Clubhouse.
- Bob Ebling suggested that if there are any requests to be sent to Santi Cooper they include his name and number when submitting.
- Tom and Garbage Company agreed that the cans should be moved to avoid any additional cracks in the pavement, the cans will be placed accordingly.
- Tom is working on the area in parking lot that was made to allow vans to turn around when backing out. Dave Rudnicki has made up signs to put on the car windshields that have been parking there and it has been successful so far. Liz thanked Dave for this.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1:** Debi Perry - Issues that were identified were taken care of by the Hardee workers.
- **Phase 2:** Herman Rebocho – no calls to report
- **Phase 3:** Ron Grove – absent, nothing to report
- **Phase 4:** Marion Sustakoski – no calls to report
- **Phase 5:** Paul Sallas: no new issues

- **Phase 6:** Dave Atkins: no issues to report
 - **Phase 7:** Brian McGraw: All is well, no calls
 - **Phase 8:** Claudia Allensworth (absent)/Elizabeth – Nothing to report
1. **Cabana/Pool** –Dave Rudnicki – Dave reported on the Salt Cell Timer – He noted that the cell runs 15 hours a day. In comparison to last summer of 1800 hours at the same rate it would run 22,000 hours. He will cut down on the time the cell runs by keeping the data in his log and there should be no need to over text the timer to prolong its life. He would also like to replace the First Aid kit which is old and in need. Liz asked him to purchase one and hand in the bill. Five of the plastic chairs are cracked, he has gotten two that will hold up to 350 lbs which should be ample. There were some complaints about the shower faucet and when checked he noted that it must be fully turned off and not left to leak which would run the heater. A sanitizer sprayer was donated to the Pool which has been used to clean all the surfaces. Dave also reported that the pool monitors spots are full and just requests that if a monitor cannot make their scheduled time they call a sub from the sub list. Also when residents are having an event at the pool and have trash that they take the trash with them and not place it in the bins at the Pool, this may be an item for the News and Views from Property. Dave additionally noted that there are residents using the Pool that abuse the Rules of the Pool and he would like to have a hand-out given to the residents at the next New Residents meeting stating that if a resident is found to be abusing the rules their privileges be suspended until Board interaction.
 2. **Clubhouse – Thor** thanked Herman and Debbie Rebocho for the plants placed around the Clubhouse. Thor noted that with the new gutters there will need to be a new downspout and they will have to dig up the garden when the work begins. Thor also noted that one of the lights on the sign does not go out which is caused by the sensor not working. He has purchased a new sensor and will attempt to replace the old with the new. Bob Ebling suggested an electrician that may assist if needed.
 3. **Gates** – Brian McGraw/Herman Rebocho – all good
 4. **Lakes/Ponds** – Tom Gray reported that as soon as the contract is signed to replace the pipe in phase 8 work can be started. Before the walls can be done on Hummingbird and Vireo air filters are needed to be replaced as well as two diffusers. Tom said the price is between \$2,400-2,600 for diffusers.
 5. **Roads/Signs** – Tom Gray has called the paving company Turner and they do not have a date set for our work to be done. Tom did note that he had gone out and cleaned all the signs and polls in the community as well as the reader at the gate. All agreed that they do look much better and can be read. Liz thanked Tom once again for stepping up. Bob Ebling noted that the Poles have also been painted by Santee Cooper.

6. **Trees** – Mark Watkins handed in an estimate by Mr. D’s for removal of two trees, which was originally \$1,800 and when questioned on the price the new cost is \$1,500, this was acceptable to Leo as well. Tom Gray indicated that he would speak with Mark on dead trees.

Leo Reger – Leo reported that he had driven around the community noting the requests for Sod replacement. The forms were handed to Hardee and Liz

NEW BUSINESS:

- Budget work sheets are to be handed in to Liz at the July meeting or before.
- Nancy Seeds noted that the budget worksheets to be used should also be used in conjunction with the Repair and Replacement budget when working the 2023 budget items. She stated that inflation is written in R & R as well.
- Liz asked when the Clubhouse sidewalk had been done, and Nancy stated that it was replaced in 1997 and to be redone 2012 at a cost of \$4,500 to replace. The subject of power washing was once again brought up and Nancy once again stated that the Board cannot use an uncertified person but needs to work with a company and a contract would be required.

Open Discussion:

- Herman submitted a bid for Cricket Court repairs which is under budget at \$1,176, budget was \$1,200.
- Tom Gray reported that the Hardee group when blowing off the roof of the Clubhouse found bees destroying the wood, a woodpecker which indicates bugs all of which need to be addressed. Cathy suggested Thor call the pest control company Victory for assistance.
- Paul opened a discussion regarding the enlarged groups of animals in our community including various varieties of healthy red and grey Fox along with many rabbits and squirrels. All this seems to be due to the clearing of the land all around us and the building of homes and businesses. Paul also addressed the media closet doors which he wants to place a picture with a note on how to anchor and hold the doors open without breaking the rods in place to do this. Thor and he discussed their attempts to keep the rods in place and safe.

MEETING was ADJOURNED: 10:35 A.M. The Motion was made by Herman to adjourn and seconded by Debi Perry, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: July 12, 2022