

MYRTLE TRACE PROPERTY COMMITTEE

July 12, 2022

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

Meeting called to order: by Liz Maass at 9:25 A.M.

Welcome Guest(s): Tina Hurly, Lee Marino, Leon Deiter

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

Board Liaison report: Nancy Seeds thanked Herman, Thor, and Paul for their follow up on the completion of the gutters installation; she also thanked Tom for overseeing the completion of the installation of pipes in Phase 8. The pipes will allow for the work to begin on Hummingbird and Vireo.

OLD BUSINESS:

The new gutters, currently white, will be painted. It was noted that if there would be concern that the gutters are white and not in compliance with HOA rules, a note will be placed in the News and Views that the painting will be completed shortly.

Budget Work Sheets, which were handed out to the Committee Members, are due to Liz today.

The non-parking space across from the handicapped spaces to allow vans to back out, was to be noted by a sign or paint on the pavement. Tom said that since the No Parking flyers that were put on cars when they parked in the space were successful and no one has been using that space lately, he will hold off adding anything additional.

Herman reported that he submitted three proposals for concrete work on Cricket Court.

PHASE/INFRASTRUCTURE REPORTS

Phase 1: Debi Perry – received a call regarding empty home on 114 Hickory that branches were falling and a shed in the back may be harboring a family of raccoons. Debi advised person complaining to contact the ARC committee. Todd Ruff who is on the ARC committee reported that the issues were discussed in the ARC meeting yesterday and are being addressed.

Phase 2: Herman Rebocho – Residents on Cricket Court (101-111) request to have faded parking spaces be repainted. Herman spoke with Tom who said to talk with Hardees who have a machine to do the relining.

Phase 3: Ron Grove – Pole at 101 Timberline was out and has been taken care of. He has gotten concerns from residents in Phase 8 regarding the new clear-cutting for new development. The Board had put a detailed explanation in the News and Views recently but the concern is for some type of barrier be put up at some point.

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: nothing to report. Liz asked Brian if he would like to pass the Phase 7 duties off to a new member wishing to join the committee, Lee Marino. Brian agreed since he is also in charge of Gates.

Phase 8: Elizabeth – Nothing to report. With Claudia leaving the committee, a resident, Tina Hurley in Phase 8, expressed an interest in assisting Elizabeth, this was also agreed to.

Cabana/Pool –Dave Rudnicki – *Correction to June 6 report.* (The salt cell ran 1,800 hours for part of August, September and October. We anticipate running from May thru September for an approximate total of 2,200 hours, using a timer to conserve and lengthen the salt cell life.)

1. Dave reported on the extension to the pipe on the shower. Dave reported that due to age and the fact that some children jump and hang on the rope in the pool the rope needs to be replaced. He would like to put the Pool Rules once again in the News and Views with the growing number of new residents this may prevent the pool monitors from having to deal with angry bathers. The attendance for May and June at the Pool was 2000. Dave also noted that the grade received from the DHEC report was GOOD.
2. **Clubhouse** – Debbie reported that one of the plugs in the coffee area was not working. She asked Bob Ebling for the name of the electrician he had spoken of living in the community. Debbie will call him.
3. **Gates** – Brian McGraw/Herman Rebocho – Brian reported on an issue with some of the emergency vehicles not being able to exit the gate. There seems to be a problem with the sound of the Yelp pitches are not all the same and the scanner does not recognize them. Brian will follow up with the Fire Chief.
4. **Lakes/Ponds** – Tom Gray noted that he also has found a 'helper' to work with him as a committee person on Lakes, Leon Deiter, a resident of Glenwood. Tom reported that the Pipe Project has been successfully completed on Hummingbird and Vireo. He reported that the work was very well done. Tom has received complaints from residents about the algae growth, he responded to the complaints that when the temperature raises about 84 degrees the algae grows naturally. The chemicals that are used to clear some of the algae are not harmful to the wildlife. He noted that the men come twice a month to spray. He plans to budget additional funds next year for cleanup. Since aerators are expensive, he would like to add one new unit, filters are also needed each year on all the units.
5. **Roads/Signs** – Tom Gray - Tom reported that, weather permitting, work will begin on August 22nd, for the roads in need of repair to holes and cracks. He said he has had good responses from those residents where the work has been completed. Areas in Cottonwood (2), June Berry and Cedar Ridge are to be repaired. The purchase of new Stop Signs will be put in budget for next year.
6. **Trees** – Mark Watkins - Mark had a call from 243 Cottonwood where a tree fell down, he spoke with Hardee who will take care of the debris. Mark also noted that Mr. D did a good job on Glenwood and Loblolly removing trees, but there was an area that they were called back to clean up on Myrtle Trace Drive.
7. Leo Reger – Leo reported that the approved requests for sod replacements have been completed by Hardees.

NEW BUSINESS:

Paul made wooden brackets to securely support the gutters on the cabana. Herman will put the brackets up, since Paul was not wanting to climb on a ladder.

Open Discussion:

Paul questioned the safety of the walkway from the clubhouse to Berry Tree noting that is uneven and could be dangerous to walkers. There seem to be trees causing some of the issues, Tom said he will check the area. Paul said he has a plan that will not incur any costs and he will share his ideas with Liz.

Bob Ebling expressed his thanks to the Committee for all they do and that he enjoyed being a part of the activity. Since his stay was for 6 months he is off to another Committee for the balance of 6 months. Liz and Cathy thanked Bob for his contributions and participation while the liaison.

MEETING was ADJOURNED: 10:30 A.M. The Motion was made by Debi Perry to adjourn and seconded by Tom Gray, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: August 9, 2022