

MYRTLE TRACE PROPERTY COMMITTEE
October 11, 2022

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Nancy Seeds, Susan Granger: Board Reps; Tom Gray, Jr., Leon Deiter, Herman Rebocho, Debi Perry, Debbie Rebocho, Tina Hurley, David Atkins, Brian McGraw, Leo Reger, Dave Rudnicki, Joe Bastian, Lee Marino, Ron Grove, Marion Sustakoski.

Meeting called to order: by Liz Maass at 9:31 A.M.

Welcome Guest(s): no guests were present

Minutes of 9/13/22 Approval: Debbie Rebocho made a motion to approve minutes, it was seconded by Leo Reger, and all were in favor.

Board Liaison report: Nancy Seeds reported that the previous HOA Budget meeting was postponed and will be held tomorrow, 10/12/22.

OLD BUSINESS:

- Debbie Rebocho reported that the work was completed in the coffee area by Mr. Rebocho.
- Herman Rebocho has a bid from a local contractor for the walkway from Berry Tree to MT Clubhouse, \$3,250.00. There was some discussion looking at other options including a wooden bridge, or the use of Cochina (product used in bocce court). Another concern was if going with volunteers the work would be too extensive for residents to undertake. It was voted on and the committee agreed that the best and safest, as well as permanent option, would be with cement which is in the bid to be submitted to the Board.
- David Atkins, chairman of the new Tree Committee, reported that he will be meeting with his committee tomorrow. His committee has Property Committee members: Leo Reger, Herman Rebocho, Tina Hurley, and Ron Grove, and other residents on board are: Dave Smyth, Lee Williams and Ellen Elliott.
- Tom Gray, Jr. reported that Hardee's (Barney) needs a product which will allow him to attach the reflectors to the fire hydrants. There was discussion as to whether the hydrants need to be painted and it was determined that that would not be up to us but to the Fire Department. Marion Sustakoski questioned whether the fire hydrants need testing, Tom noted that they were tested three years ago. Tina Hurley, being familiar with her association with a previous fire department's personnel, agreed to contact the local fire department to make an inquiry and report back.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1:** Debi Perry – Debi reported a neighbor was having an issue with another neighbor and Debi was asked to tell them to communicate with each other to resolve issue.
- **Phase 2:** Herman Rebocho – Herman noted a branch on Cricket Court is hanging over a light.

- **Phase 3:** Ron Grove – A dead tree on Cricket Court, which is on Common Ground, needs to be removed.
 - **Phase 4:** Marion Sustakoski – Marion reported a resident on 127 Birchwood Lane complained of the bulkhead that is tilting towards the pond and away from the grass leaving a wide rather dangerous gap. Also a resident on 126 Birchwood noted the bulkhead wood rotting and the growth on the pond. The bulkhead issues are to be referred to the ARC committee.
 - **Phase 5:** Paul Sallas - Absent – Paul reported to Liz that all is well in the Phase but that he is having a few health issues at present but will keep in touch.
 - **Phase 6:** David Atkins: no issues to report
 - **Phase 7:** Joe Bastian/Lee Marino – Joe mentioned that his number is incorrect in the Directory and will contact Ted Ackley. Two trees have fallen in the pond near 227 Cottonwood and 210 Ashwood, Leo indicated he will do a follow-up with Hardee since they have been informed.
 - **Phase 8:** Tina Hurley – Tina received two phone calls from 1209 and 1215 Loblolly regarding trees that have fallen on Common Ground, one has fallen on a fence. Leo Reger noted that Barney has been informed.
1. **Cabana/Pool** –Dave Rudnicki reported that the Pool was closed earlier due to the Hurricane and all water vessels have been winterized. The Salt Cell is shut down for the winter. Next year the cell will run 12 hours on and 12 hours off. New 'No Trespassing' signs are to be placed around the Pool area, three will be needed according to the Police. The Timers are on dusk to Dawn. The count in the log book for residents entering and using the Pool was 5,193 for the season. Dave noted that he has created a Log Book for the process followed for the Salt Cell operation.
 2. **Clubhouse** – Thor/Debbie – nothing to report
 3. **Gates** – Brian McGraw/Herman Rebocho – Brian will be opening the Gate during the upcoming Craft Fair on Saturday. He will open the gate one hour before and leave open an hour after, fair is 10am-2pm, the gate will remain open from 9am – 3pm. Nancy Seeds noted that she is finalizing the service order for the gate repair once it is signed for completion.
 4. **Lakes/Ponds** – Tom Gray, Jr. /Leon – Tom noted that the Hummingbird/Vireo aerator will be going in. Tom once again noted that the servicing is still going well with the Lake Company.
 5. **Roads/Signs** – Tom Gray, Jr. – Tom reported that, weather permitting, the Seal work on Cottonwood, Cedar Ridge and June Berry cul-de-sacs will begin on October 27th. Tom noted that it will take about 18 hours to dry once completed.

6. **Trees** – Mark Watkins – absent – Leo noted that Mark has taken care of the calls he received but that Mark will be moving to Virginia and Leo will oversee the Tree operations until a replacement is found.
7. **Leo Reger** – (Hardee liaison) – Leo reported on the clean-up after the Hurricane, noting that the Hardee personnel handled the job well.

NEW BUSINESS:

- Maintenance building and lift station painting project – Liz reported that she has been seeking bids for this project. She has been in contact with a few contractors to complete this project. Funds were discussed and Nancy Seeds noted that there was budgeted monies for painting, \$900.00. The building and lift station enclosures were scheduled for painting in 2021. One bid from Lonny Austin of ‘Painters Plus’ is for \$5,700.00 which may deal with budgeted infrastructure funds. There was discussion that involves Hardee’s cleaning up and repairing the wood enclosures, it was also noted that the painting would *not* be done by Hardee’s.
- Plan for walkway from Berry Tree and Clubhouse – (see under Old Business)
- No Trespassing Signs – (see under Cabana report) Herman will be obtaining the three needed signs for the Pool area.
- Nancy Seeds mentioned that the propane tank at the clubhouse may be in violation of ARC R&R, since the tank is clearly visible from the clubhouse road. Liz agreed that this is an item that should be re-addressed.

Open Discussion:

- Liz Maass and Cathy McElroy are to prepare items to be placed in the News and Views for residents to be made aware of.

MEETING was ADJOURNED: 10:51 A.M. The Motion was made by Tom Gray, Jr. to adjourn and seconded by Dave Rudnicki, all were in favor.

Respectfully submitted: Jeanne Niziol *Next meeting:* **November 15, 2022***

*** Meeting date changed due to Elections which are held in the clubhouse.**