

MYRTLE TRACE PROPERTY COMMITTEE
June 13, 2023

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Board Reps: Bob Ebling; Darryl Rhodes; Members: Herman Rebocho, Ron Grove, Paul Sallas, Tom Gray, Jr., Tina Hurley, Dave Rudnicki, Lee Marino, Joe Bastian, Leo Reger, Leon Deiter, Leon Buckley.

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

Welcome Guest(s): Dot Silvernail, Linda Shields – Glenwood Drive

Minutes of 5/9/23 Approval: Tom made a motion to approve minutes, seconded by Leo, all were in favor.

Chairperson Liz Maass noted that due to the full agenda for the meeting she asked that the two residents wishing to speak be given time before the meeting began. The resident's concerns were with their pond (hummingbird) on Glenwood Drive. The residents asked if there could be another bubbler be placed near their residence to assist in clearing the debris which causes an unsightly scum and smelly odors. They also sighted the fact that the pine tree branches and needles that hang over the pond also add to the growth of unsightly vegetation. Tom addressed much of their concerns during his report under Lakes/Ponds, unfortunately the residents had left. Leo will be conferring with the Hardees' with regard to the trees situation. The residents also had questions regarding the new bulk heads placed in their area which they were directed to the ARC committee to voice those concerns.

OLD BUSINESS:

- Tom reported that all stop signs have been installed and the poles have been painted.
- Tina Hurley has been working with Tom on the new signs stating No Trespassing, No Fishing and No Dumping. A proposal is to be presented to the Board. Copies were presented at the committee meeting describing the custom made signs showing the larger size of the signs and the stronger manner in which they will be secured.
- Paul reported that he had not heard back from Mr. Shields who is in charge of the Shuffle Board group with regard to the painting or staining of the constructed safety railings on the shuffle board platform. He and Herman had a short discussion and will present to Mr. Shields the color should match the color picnic tables in the sports area with the top of the railing being painted with a safety Yellow.
- Herman was asked if he had more information regarding replacing paper boxes that needed repair where the Sun News was considered for replacement. Herman just noted that if a resident is a Sun News subscriber they may call the company and inquire. It was discussed to put this information in the News and Views since one of the suggestions for cleaning up the mail box area is mentioned as part of the Myrtle Trace 40th anniversary celebration.

- Board Liaison, Bob Ebling, noted that the lounge chairs that were donated to the Pool Area by our Residents Steve and Jan Notte in memory of Jan's mother (Chris Terhune) were accepted but were soon to be approved by the Board, delivery of the shipment came very quickly. Bob also noted that under the 2023 budget for Property that the club house sound system was being serviced and found to be, to put it simply shot. A bid will be presented to the Board for replacement of new microphones.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1&2:** Herman Rebocho – Herman reported that he received no calls from either Phase.
 - **Phase 3:** Ron Grove – No issues to report.
 - **Phase 4:** Marion Sustakoski – absent - but noted no issues to report
 - **Phase 5:** Paul Sallas – No concerns/calls.
 - **Phase 6: (seeking new member)** Cathy McElroy reported that 103 Ashwood resident's driveway entrance is in need of patching. She also noted that Tom and Barney are aware.
 - **Phase 7:** Lee Marino & Joe Bastian - Lee had a call from 249 Cottonwood resident who had sent in her request for Sod replacement who was waiting for a response. The resident also noted their concern with the moles in the yard. It was discussed that this is always an issue. Herman gave a suggestion for treatment (Mole Peanuts), but it is best to do this in the Spring (March or April). It was suggested to put his suggestion in the News and Views.
 - **Phase 8:** Tina Hurley – Tina reported a resident's concern on Loblolly, a tree that touches on another community's landsite. Leo and Tom are working this issue. Tina also received a call from a resident on Candlewood (Quale pond) where there is extensive vegetation growth. Tom explained once again the growth is partly due to the increased temperature (over 80). The Lake Management company is doing an excellent job of spraying the waters but a large concern is over the landscapers and others blowing debris into the ponds causes the growth. The trimming of the trees is helpful in keeping the ponds clean to some degree.
1. **Cabana/Pool** –Dave Rudnick - Dave reported receiving the much needed new lounge chairs. A dawn to dusk lamp was replaced. He also expressed his thanks to the Notte family for the donation of the lounges.
 2. **Clubhouse** – Thor Kongvold – absent
 3. **Gates** – Brian McGraw/Herman Rebocho – Herman reported that it is a mystery how the gate was totally broken, but it has been repaired once again.

4. **Lakes/Ponds** – Tom Gray, Jr. /Leon – Tom reported that Mr. Blake from the lake company (Total Lake Care Inc.) is working on the aerator on Bunting pond. The company is continuing the weed control spraying twice a month and are looking in to the high growth areas. Tom noted that he has spoken to Barney, since his men have been reported by residents to be blowing the grass and debris into the ponds.
5. **Roads/Signs** – Tom reported that he will be getting bids in for road repair, noting there is \$10,000.00 left in this year’s budget. Since one of our 25 Miles Per-Hour signs was stolen, Tom has purchased two new 24x18 signs and two additional as backup.
6. **Trees** – Leo Reger – no report.
7. **Leo Reger** – (Hardee liaison) – Leo reported that all the Sod requests have been completed.

Special Tree Project Sub-Committee – Chairman, David Atkins – absent no report

NEW BUSINESS/OPEN DISCUSSION:

- Liz expressed her thank you to John Beam and Thor Kongvold for the repair and painting refurbishing of the main entrances to the Community.
- Six of the committee members were given worksheets to prepare for the July meeting for presentation to the Board for the 2024 Budget

MEETING was ADJOURNED: 10:50 A.M. The Motion was made by Tom Gray to adjourn and seconded by Herman Rebocho, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: **July 11, 2023**