

MYRTLE TRACE PROPERTY COMMITTEE
January 9, 2024

Joe Bastian: Chairperson; Secretary - Jeanne Niziol; Board Reps: Bob Ebling; Members: Tom Gray, Jr., Liz Maass, Tina Hurley, Leon Buckley, Leon Deiter, Paul Sallas, Leo Reger, Herman Rebocho, Debbie Rebocho, Ron Grove, Nancy Seeds, Ellen Elliott.

Meeting called to order: by Joe Bastian at 9:32 A.M.

Welcome Guest(s): Frank Conrad, Roger Price, Gray Stroger

Minutes of 12/12/23 Approval: Tom Gray, Jr. made a motion to approve minutes, seconded by Tina Hurley, all were in favor.

Before beginning the meeting Joe introduced himself to the committee. Joe also said he would like to meet with the committee and familiarize himself with the member teams individually and to allow him to know their expectations for the New Year.

Bob Ebling spoke of an incident involving Santee Cooper on one of the resident's property and the possibility of having to tunnel under Myrtle Trace Drive. In lieu of the upcoming paving to be done, Bob noted that the problem was fixed and there did not seem to be a need to do further tunneling.

OLD BUSINESS:

- Chairperson, Joe Bastian asked both Tom Gray and Liz Maass for some information with regard to the resurfacing project on Myrtle Trace Drive, so that the community could be informed through the February News and Views prior to the actual start of the project. Tom has been in touch with the Palmetto Company who are doing the job, they are working on scheduling and said he will be given a two week lead way prior to the start of the work. The weather is a factor and Tom noted that the temperature should be around 50 degrees. The estimated date for project start is in February/March timeframe. It is estimated that the job may be completed in two days. Palmetto will supply traffic control within the community during the road work. The reflectors will not be placed on the road until the ground has cured. As more information is made available, neighbors in the affected areas will be informed personally as in the past. It was also discussed that residents should delay deliveries during the paving and trash companies will also be informed.

- Leon Buckley had handed in his survey of the light poles in the community in need of bulb replacement. There are 73 lamp posts throughout and 45% are in need of replacement. It was discussed that replacing the yellow bulbs with white LED would be brighter and use less electricity. Bob Ebling was asked if all the bulbs were replaced would there be a cost savings for electricity to Santee Cooper or would Myrtle Trace's costs be substantial, Bob agreed to follow up. The initial placement of the light poles was questioned, no one had a clear answer since some were placed prior to some of the construction of homes. There was discussion whether additional poles were needed and if so how that would be handled. Joe thanked Leon for the work done on the survey.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 & 2:** Herman Rebocho - no calls
 - **Phase 3:** Ron Grove - no calls
 - **Phase 4:** ~~Marion Sustakoski~~ - resigned
 - **Phase 5:** Paul Sallas - no calls
 - **Phase 6 & 7:** Joe reported on a resident on 237 Cottonwood who had damage to their lawn, Hardee maintenance was able to repair the damaged lawn. Mr. Roger Price has agreed to take on the phase 6 & 7 responsibilities.
 - **Phase 8:** Tina Hurley/Leon Buckley - no new issues Tina clarified the issue with an emergency vehicle going over a residents lawn on Glenwood, the Hardee maintenance crew was able to repair the damage.
1. **Cabana/Pool** - Mr. Gray Stroger has joined the Property Committee along with Mr. Frank Conrad, they will plan to get together and go over the responsibilities as outlined in the Pool Person Responsibilities. Both members agreed to begin their volunteer position in February. There is still a need for a Head Pool Monitor volunteer.
 2. **Clubhouse** - Thor Kongvold/Debbie Rebocho - Thor was absent; Debbie noted that all supplies were replenished. She noted that there is a bug inside the glass door in one of the microwaves in the kitchen that should be removed. Bob Ebling, Thor and the local electrician, Felix, will be working on the electrical breaker box in the clubhouse to rename the reciprocals and redo the labeling. Also an appliance repairman will be needed to check out the issue with the oven

- temperature control not reaching the actual temperatures for proper cooking.
3. **Gates** – Herman Rebocho/Nancy Seeds – Nancy Seeds has joined the Property Committee as the person responsible for issuing auto decals for gate entrance and exit. Nancy noted that the approximate cost per decal is \$5-6.00. She orders 200 per year and with new residents, people buying new autos and replacing damaged decals she goes through most.
 4. **Lakes/Ponds** - Tom Gray, Jr. /Leon Deiter – Tom reported that dredging will be done on Heron to clean out large build up from debris. The aspirators are being cleaned also due to debris. Bunting will be done in March when aspirators are turned on again. The beavers are gradually being caught which is an ongoing project that the County is in charge of. Tom said that the water levels have been lowered as much as can be done with the amount of rain we have had.
 5. **Roads/Signs** – **Tom Gray, Jr. /Tina Hurley** - Tom reported that all the new signs have been installed and seem to be being left alone, no vandalizing has been noticed. Some of the older signs will need to be replaced this year, approximately ten (10) more to be upgraded.
 6. **Trees/ Hardee liaison** – Leo Reger – all is well to date.
 7. **Special Tree Project Sub-Committee** – Chairperson, Ellen Elliott - nothing to report.

NEW BUSINESS/OPEN DISCUSSION:

- There was discussion regarding the club house thermostats being kept at specific levels during summer and winter. It was agreed upon to maintain the temperature between 70 and 72. It was questioned just who has a key to regulate the temperature. There may be a need to replace the key locks and issue a limited number to a few designated individuals.
- With regard to the Rules to be followed by residents using the Pool, Joe agrees that the committee will review and revise where necessary. It was discussed that the removal of some of the rules relating to residents bringing guests to the pool should be done and some rules are in need of being stressed and adhered to.

MEETING was ADJOURNED: 10:55 A.M. The Motion was made by Herman to adjourn and seconded by Nancy Seeds, all were in favor.