

MYRTLE TRACE PROPERTY COMMITTEE
July 09, 2024

Joe Bastian: Chairperson; Secretary - Jeanne Niziol; Board Rep: Ted Black;
Members: Tom Gray, Jr., Leo Reger, Nancy Seeds, Frank Conrad, Ron Grove,
Leon Buckley, Tina Hurley, Debbie Rebocho, Herman Rebocho, Gray Stroger,
Larry Lapinsky.

Meeting called to order: by Joe Bastian at 9:31 A.M.

Welcome Guest(s): Bob Ebling, Board President

Minutes of 6/12/24 Approval: Nancy Seeds made a motion to approve minutes and was seconded by Tom Gray, all were in favor.

Board liaison: Ted Black – Ted noted once again that budgets are to be handed in by August 31st to the Board.

Board President, Bob Ebling complimented Tom Gray and his team; Liz Maass, and Joe Bastian, for the Myrtle Trace Paving project from the planning stages to completion, for a job well done.

OLD BUSINESS:

- Joe reminded the infrastructure reps that the 2025 Budget worksheets are due to him so that everyone's wish lists may be finalized and presented to the Board by August 31st.
- Joe mentioned that there was some concern regarding the computer in the club house not being in good condition and whether it should be a part of repair and replacement in the budget. Joe also spoke to the copy machine which has a limit to the number of copies allowed by contract and the overage that may be costly.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 & 2:** Herman Rebocho – **Herman** received a call from a Cricket Court resident regarding the pond level and the debris buildup. After some discussion it was agreed that with the weather conditions as of late and the low levels of the ponds that residents need to understand the purpose of the ponds and the issues which occur, especially during the current uncontrollable weather.

Phas

- **e 3:** Ron Grove – **Ron** once again brought up the issue with 100 Timberline, which is still being worked through with the ARC team.
 - **Phase 4:** Ellen Elliott – Absent, but noted she had nothing to report.
 - **Phase 5:** Larry Lapinsky – **Joe** welcomed Larry as our new Phase 5 representative who was recommended by our outgoing member, Paul Sallas. **Larry** indicated that he had nothing to report at this time.
 - **Phases 6 & 7:** Roger Price – **Roger** was absent but sent in the following report: Phase 6: Roger received a call from a resident on 111 Cedar Ridge Lane stating there was a plastic bag in the pond near the shore, she said it had been there for more than 30 days. The object was retrieved on the first attempt, it was a Mylar balloon that had lost its gas and fallen in the pond.
 - **Phase 8:** Leon Buckley, Tina Hurley – **Tina** spoke to the ongoing issues with the ponds on both Glenwood and Beechwood Court. **Leon** reported on another ongoing issue with a resident on Candlewood complaining that the grass on the edge of her property near the pond was not being cut, pictures were taken, but the issue resulted in having Hardee maintenance cut the grass with the resident present.
1. **Cabana/Pool:** Gray Strogon/Frank Conrad/Cheryl Manzella (absent) –
Gray and Frank: Reported on the various issues: the lighting; ongoing painting of the bathrooms; storage and pump rooms. **Frank** reported that the umbrellas in need of repair have been repaired; the timers on the lighting have been adjusted; more paint is needed to finish the ladies and men's rooms and the storage room. The pump area is in need of much work. **Frank** updated the contact list from the pool company, Dun-rite. After obtaining an estimate for resurfacing the deck and pool it appears that the cost would be very expensive. There was discussion about possibly having volunteers take on the task. A resident asked about volunteering to clean the black fencing around the pool area of the algae. **Herman** noted that he has a special cleaning product for the algae and will take care of the fence cleaning. Pool patrons have also been complaining about the mosquitos and again **Herman** mentioned a machine that has a

radius of one mile which would help with this problem as well. He will submit a cost for approval to purchase the machine.

2. **Clubhouse** – Thor Kongvold (absent but reported that he had checked all the batteries in the Exit lights)/Debbie Rebocho – **Debbie** reported that she had obtained the paint needed for the pool areas and placed it in the storage room. It was discussed to wait till the weather changes before completing the painting project.
3. **Gates** – Herman Rebocho/Nancy Seeds – **Herman & Nancy** reported that the gates are back in working order. There was a discussion regarding the replaced plate that was broken to order another one as a back-up.
4. **Lakes/Ponds** – Tom Gray, Jr. /Leon Deiter – **Tom** reported that with the weather conditions and the depth of the water there was a loss of a number of fish. Tom agreed that he will not be ordering additional fish at this time. **Tom** also brought up the conditions of the earlier retaining walls needing to be repaired/replaced. A future meeting with the ARC committee working that project is necessary to plan what the next steps will be.
5. **Roads/Signs** – Tom Gray, Jr. /Tina Hurley – **Roads: Tom** reported being pleased with the road project and noted that the only work left is for the reflectors to be placed in the center and along the edges, at 20 feet apart. **Tom** spoke about a five year plan to address the repaving of various streets in need of milling and paving. His plan addressed grouping the roads by size and costs. He has reached out to a number of companies for feedback and costs to spread around the work but noting he would hope to use Palmetto for the larger jobs.
6. **Trees/ Hardee liaison** – Leo Reger – **Leo** reported on the beavers return and that they may possibly be on Myrtle Trace property. Leo spoke of a Candlewood resident issue due to a late response to receiving permission for sod placement; another resident on Moss Circle had a mailbox that was leaning which was repaired by the Hardee maintenance. He also noted that he had submitted four (4) bids for tree removals.

7. Special Tree Project Sub-Committee - Ellen Elliott (absent)

NEW BUSINESS/OPEN DISCUSSION:

- Joe had invited Paul Sallas to attend this meeting so the committee could thank him for his service to this committee, and supplied refreshments.

MEETING was ADJOURNED: 10:52 A.M. The Motion was made by Tina to adjourn and seconded by Tom, all were in favor.

