

MYRTLE TRACE PROPERTY COMMITTEE
August 13, 2024

Joe Bastian: Chairperson; Secretary - Jeanne Niziol; Board Rep: Ted Black;
Members: Tom Gray, Jr., Leon Deiter, Leo Reger, Nancy Seeds, Frank Conrad,
Ron Grove, Tina Hurley, Debbie Rebocho, Gray Strogon, Larry Lapinski, Thor
Kongvold, Ellen Elliott, Roger Price, Cheryl Manzella.

Meeting called to order: by Joe Bastian at 9:30 a.m.

Welcome Guest(s): Jim Freeman, John & Nancy LeGrand, Lee Marino, Rick
and Sharon White, Lynda Moore

Minutes of 7/09/24 Approval: Nancy Seeds made a motion to approve
minutes as amended and was seconded by Roger Price, all were in favor.

Board liaison: Ted Black – nothing to report from the Board

Bob Ebling, Board President - prior to opening the meeting, spoke to the
notice on the door of the clubhouse regarding a resident's home break-in and
robbery. Bob explained to the members and visitors of a special Pin Lock for
sliding doors that may prevent easy access to someone's home. Bob also
asked that if someone sees something out of the ordinary in their
neighborhood or in the community that they first contact the Police
immediately (911). Bob also noted that the property behind Candlewood
Drive has been purchased by CMC, noting that Myrtle Trace owns 15 feet of
the same property along the stretch of the land beyond the pond. Bob will
meet with CMC and hopefully gain an understanding of their future plans. Bob
plans to request that if possible avoid clear cutting of any trees on our 15 feet
or more.

Prior to opening the meeting Joe addressed the visitors to allow them to
express their concerns. The visitors' main concerns dealt with the ponds and
the conditions of them. Others had concerns with wild life. A question of
adding additional bubblers, dredging the ponds, and the responsibility of the
cleaning of the debris once there is a heavy buildup. Some expressed concern
as to the lack of maintenance by the on-site contractors. Joe addressed once
again the purpose/function of the ponds as retention ponds and the weather
factoring into, first the drought then the tropical storm. Also the over
fertilizing of the adjoining golf course which enters the ponds at some point.

OLD BUSINESS:

- Joe reminded the infrastructure committee members that he would like to have a meeting after the close of the regular meeting to review the 2025 Budget wish lists.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 & 2:** Herman Rebocho - **Herman** (absent) It was noted, in his absence, that the resident at 100 Cricket Court had an issue with a sump pump. Herman was to be following up with the resident. **Phase**
 - **Phase 3:** Ron Grove - **Ron** had nothing to report, all was quiet. **Phase**
 - **Phase 4:** Ellen Elliott - Ellen had nothing to report.
 - **Phase 5:** Larry Lapinski - **Larry** had nothing to report.
 - **Phases 6 & 7:** Roger Price - **Roger** received an email from a resident that the street light would come on and not go out during the day. Santee Cooper was called and corrected the issue.
 - **Phase 8:** Leon Buckley- Leon (absent) **amended 7/09/24: (Tina spoke to the ongoing issues with the tree branches falling into the ponds along with the debris blocking the out flow of water also causing erosion and buildup on both Glenwood and Beechwood Court. It was questioned whose responsibility this clean up falls to.)**
1. **Cabana/Pool:** Gray Strogon/Frank Conrad/Cheryl Manzella -
Gray/Frank: noted that we were in the final weeks of summer. There will be a meeting regarding off-season maintenance to be done. Also noted that there were a few animal removals (a squirrel and snake) when the pool was closed due to the storm, Dun-Rite did test the water afterward.
Frank: Cleaned the skimmers, continues with the painting of the bathrooms. The pump room is in need of much clean-up and repair, the paint is available when the main issues are resolved. There was some discussion regarding the “Chatter” site on Facebook and noted that it is not the reliable source for Myrtle Trace information and at times contradicts the correct information. The pool was closed due to the storm and may **not**

only be closed when there is thunder. Another notice will be posted in the News and Views hoping to avoid the contradictions of information.

Cheryl gave her report on the attendance at the pool this season noting there were 148 addresses that used the pool on a regular basis; 44 addresses used the pool one (1) time; 22 guests attended during the season. She is looking to make some changes to the sign-in log for next season. **Bob Ebling** commented on not receiving calls or complaints, or disturbances from the pool goers during this season and praised the new “crew” and looks forward to more of the same to come.

2. **Clubhouse** – Thor Kongvold Debbie Rebocho – **Debbie** no issues to report. **Thor** checked the club house ceiling tiles that may have a leak. He will contact the contractor to inspect, checking for moisture and possible signs of mold.
3. **Gates** – Herman Rebocho/Nancy Seeds –**Nancy** reported that the gates are in working order no complaints to date. The “cameras” were discussed and there should be no problem placing them at the gates.
4. **Ponds** – Tom Gray, Jr. /Leon Deiter – **Tom** discussed his working relationship with the current lake company and noted that they spray four (4) times a month. He also noted that Hardee and the lake company are working together. Tom is to meet with another company with larger equipment when discussing the need for cleaning the sediment in the ponds.
5. **Roads/Signs** – Tom Gray, Jr. /Tina Hurley – **Roads: Tom** reported that the final stages of the lines and reflectors needs to be completed, this was postponed due to the weather. He spoke to his five (5) year plan for the roads in need of repaving and feels confident that he may be able to begin sooner than planned if the budget allows.
6. **Trees/ Hardee liaison** – Leo Reger – **Leo** reported that all is quiet. He received a call from 104 Walnut of a 30 ft dead tree needing to be removed. He is still working on the four bids submitted at the last meeting, he may be looking to move to another tree service/vendor.
7. **Special Tree Project Sub-Committee** – Ellen Elliott noted that they will resume in the spring.

NEW BUSINESS/OPEN DISCUSSION:

MEETING was ADJOURNED: 11:00 a.m. The Motion was made by Tina to adjourn and seconded by Tom, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: September 10, 2024