

MYRTLE TRACE PROPERTY COMMITTEE
October 08, 2024

Joe Bastian: Chairperson; Secretary - Jeanne Niziol; Board Rep: Ted Black;
Members: Tom Gray, Jr., Frank Conrad, Leon Buckley, Debbie Rebocho,
Herman Rebocho, Gray Strogon, Cheryl Manzella, Ron Grove

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

Welcome Guest(s): Jim and Kim Freeman

Minutes of 7/09/24 Approval: Herman made a motion to approve minutes and was seconded by Leo, all were in favor.

Board liaison: Ted Black – Ted announced that the Board is finalizing the 2025 Budget and he expressed the Board’s appreciation for the extensive work done to complete the Property budget.

OLD BUSINESS:

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PHASE/INFRASTRUCTURE REPORTS

- **Phase 1 & 2:** Herman Rebocho – **Herman** received a call from a Cricket Court resident once again regarding the water that remains on the drive after heavy rainfall. Herman spoke with Hardee maintenance who cleaned the ditch and one of the drains which was blocking the water resolving the issue. He also noted that he visited another resident in the Cricket Court area but was not able to get any response believing the problems were resolved
- **Phase 3:** Ron Grove – **Ron** noted there were no new issues to report.
- **Phase 4:** Ellen Elliott – **Ellen** in her absence sent in her report noting additional properties developing sink holes behind the lake Grebe retaining walls, 112, 114, and 116 Birchwood Lane.
- **Phase 5:** Larry Lapinski – **Larry** had no new issues but felt the clean up after the storm went well without any complaints.

- **Phases 6 & 7:** Roger Price – **Roger** received several emails and calls from a resident on 207 Cedar ridge Lane complaining about Hardee Maintenance cutting the first ten feet of their lawn noting he had submitted the form requesting not to do so. Roger spoke with Leo Reger shortly after the first complaint and together they agreed to give Hardee a chance to catch up with the processing of the requests submitted.
- **Phase 8:** Leon Buckley – **Leon** reported that all was okay to date.
- **Leon Cabana/Pool:** Gray Strogen/Frank Conrad/Cheryl Manzella – **Gray** spoke to the committee cleaning and putting away the furniture to allow the pool company to come in and replace the pool cover. A plan is in place for next season. **Cheryl** reported cleaning the storage room and noted that she and the other members of the pool committee plan to meet on Thursday to clean up further before planned painting will be done. **Joe** read a letter from Board President Bob Ebling expressing the Boards appreciation to all involved with Pool this season noting there were no real issues of concern to have been dealt with as well.

2. **Clubhouse** – Thor Kongvold, Debbie Rebocho – **Debbie** first spoke to the fee charged for renting out the Club House for an event scheduled by a resident. The fee has been \$100.00 that was refunded once the event was over and no fault of damage was found. **Debbie** has proposed that we change the rental fee to \$150.00 with a \$100.00 (only) refunded. Her concern is that the club house has been used for extended hours for an event using electricity and other power. The \$50.00 would go back into the budget or where ever the Board would deem appropriate. The Property Committee members were in full agreement with this proposal to increase the rental fee as suggested by Debbie. **Joe** will take this proposal to the Board for approval. It was also discussed to update the rules for renting the clubhouse to include time limits for use and responsibility of notice to all involved when a request is received by a resident. **Debbie** also announced an assistant as back up to her, Tina Hurley, who has volunteered to take on the task along with her other duties on the Committee. **Debbie** also reported that she will be ordering the table covers and plastic covering as well. **Joe** noted that she should go ahead and place the order.

In **Thor's** absence, **Joe** spoke to a number of issues that Thor was checking into. Leon Buckley noted that the HDMI white box by the door going out to the pool area that outlet was replaced.

3. **Gates** – Herman Rebocho/Nancy Seeds – **Herman** discussed the gates will need to be opened while the Craft Fair is in progress next Saturday from 9:00 a.m. to 1:00 p.m. It was suggested to leave the gates up until 2:00 to allow any vendor needing to pack up and leave after the 1:00 closure. The gates were also mentioned to be opening and closing mysteriously seemingly by the sun having an impact on the sensor. **Joe** has a call in to the company for suggestions.

4. **Ponds** – Tom Gray, Jr. /Leon Deiter – **Tom** spoke to the dredging project that he is checking for contractors estimates. As a yearly project Tom is looking at our budget being able to afford ten days of work (roughly \$50,000.00 for ten days work).

5. **Roads/Signs** – Tom Gray, Jr. /Tina Hurley – **Roads: Tom's** plan is to gradually redo roads and keep up any small repairs with cold patching that Hardee Maintenance can do. There was some discussion with regard to the roots needing attention, if they are trimmed they multiply.

6. **Trees/ Hardee liaison** – Leo Reger – **Leo** once again commended the Hardee maintenance crew for the clean-up after the storm. He noted that residents need to be reminded that only the debris from a named storm should be left out to be picked up. **Leo** reported having five calls for tree removal and clean up. He submitted estimates to Joe for the tree removals from All Cuts. **Herman** mentioned that he noticed a powdery substance on some of the trees and wondered if it was from termites. The discussion lead to a resident in Loblolly where beetles were found to be destroying some of his pine trees. **Joe** has contacted a number of specialized organizations to determine the origin and possible solution to controlling any further damage to our pine trees and is still waiting for responses.

7. **Special Tree Project Sub-Committee** - **Ellen** (absent) sent in her report noting that her committee will be meeting on October 10th.

NEW BUSINESS/OPEN DISCUSSION:

MEETING was ADJOURNED: 10:40 a.m. The Motion was made by Cheryl to adjourn and seconded by Tom, all were in favor.