

**MYRTLE TRACE PROPERTY COMMITTEE**  
**January 14, 2025**

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

**Meeting called to order:** by **Joe Bastian** at 9:32 a.m.

**Welcome Guest(s):** Kim & Jim Freeman, Marie Tantillo

**Minutes of 12/10/24 Approval:** Nancy Seeds made a motion to approve the minutes and Leon Buckley seconded same, all members were in favor.

**Board liaison: Ted Black – Ted** having no Board comments welcomed Chairman, Joe Bastian back after his injury. **Bob Ebling** noted that he would be sharing photos taken during the current dredging being done on the ponds prior to the close of the meeting.

**OLD BUSINESS:**

- **Volunteer Luncheon** – 1/19/25, 12:30 – **Joe** reminded those committee members who had indicated their plan to attend the luncheon.

**PHASE/INFRASTRUCTURE REPORTS**

- **Phase**  
**1 & 2:** Herman Rebocho – **Herman** noted he had no calls this month and thanked those who had volunteered to decorate for Christmas both at the back gate and into Phase 8. He did report on two missing wreaths, one was purchased this year the other was from previous years. **Cheryl Manzella** said that she would be donating two for the next holiday season.
  
- **Phas**  
**e 3:** Ron Grove – **Ron** noted that he had a number of residents complaining of the County work being done in the community and dropping the aftermath of debris on a number of residents' property.

**Bob Ebling** noted that the County would need to be called and they should come in and remove the debris caused by their workmen.

- **Phase 4:** Ellen Elliott – **Ellen** reported having no calls.
- **Phase 5:** Larry Lapinski – **Larry** had no new calls to report.
- **Phases 6 & 7:** **Roger** reported for Phase 6, on January 1<sup>st</sup> a resident on 201 Cedar Ridge Lane reported on his concern with a number of trees in his back yard. **Leo** went and checked and noted that none were needing removal. **Roger** had no issues for Phase 7.
- **Phase 8:** Leon Buckley – **Leon** had no issues or calls to report for this month but there is an issue with Hummingbird Pond and the on-going problem with trees and brush hanging over the ponds in phase 8. Leon has drawn up a proposal in hopes of obtaining volunteers to do this cleanup. Leon additionally has spoken with a gentleman whose company does this work. **Bob Ebling** suggested that **Leon** obtain an estimate from the **company** to do the work he proposes and submit it to the Board. **Tina** Hurley at 181 Glenwood Drive noted that she has been watching the beavers cutting the tree limbs behind her home on Hummingbird. There was discussion with just how to handle the beaver issue as well.
- **Cabana/Pool:** Gray Stroger/Frank Conrad/Cheryl Manzella – **Gray** indicated that the committee is working on a schedule for finalizing the cleanup prior to next season's opening. **Frank** spoke to the cameras may needing repair/repositioning. He also noted that the pump was not working properly finding debris collecting in the skimmers. **Frank** called Dun Rite and found there may be changes being made by the company. It was noted that the Pool Contract will be up for negotiation this year as well. There were questions as to the contract stating that the filters need to be checked periodically. **Frank** found there is a new contact person at the company as well. **Cheryl** spoke with some of the past monitors for input and she is still in need of a morning water aerobics person. **Cheryl** wants to also possibly plan to run daily/weekly **Themed** activities for drawing more resident attendance at the pool.
- **Clubhouse** – Thor Kongvold, Debbie Rebocho and Tina Hurley – **Thor** noted all was working well. There was a bug issue and the bug company was called and spraying was done. **Tina** noted that the use of the club house policy was still needing to be reviewed. **Bob Ebling** indicated

that the Website has been updated and contains recent updates to MT policies.

- **Gates** – Herman Rebocho/Nancy Seeds – Herman reported there were no new issues to report.
- **Roads & Signs** – Tom Gray, Jr. /Tina Hurley – **Tom** noted that he has three (3) new contractors for the root repair and filling of pot holes prior to resurfacing some of the roads throughout the community. **Tom** was questioned by a resident from Birchwood Lane regarding the loose gravel on the road. **Tom** once again responded that it would be a ten (10) year plan due to the costs, he spoke of doing two to three roads at a time where possible. **Joe** spoke to a machine to clean loose gravel/stone from most of the roads which had both pros and cons to the process.
- **Ponds** – Tom Gray, Jr. /Leon Deiter – **Tom** expressed how pleased he is with the company doing the dredging project. **Tom** feels that this project was an excellent investment for cleaning of the ponds, especially since the workers on the job are ahead of the project time line and so knowledgeable with the process and the handling of the equipment. At this point **Bob Ebling** began the slide-show of the dredging work thus far.

**Trees/ Hardee liaison** – Leo Reger – **Leo** reported on a resident's concern about pine trees needing removal. **Leo** indicated he has submitted a bid for their removal.

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**Special Tree Project Sub-Committee - Chairperson**, Ellen Elliott;  
Members: Dave Atkins, Leo Reger, David Smyth. **Ellen** noted that she and her committee will be having their first meeting on February 5<sup>th</sup>.

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**NEW BUSINESS/OPEN DISCUSSION:**

- **Joe** spoke to the Annual meeting on February 1<sup>st</sup>, encouraging the committee members to attend.
- **Leon** Buckley reported that he attended the MT Activity meeting last evening and noted that their funds were in abundance and he brought up the possibility of the committee purchasing an AED (Defibulator). His suggestion did not meet with interest at the activity meeting for a number of concerns not related to money. **Leon** proposed to the Property Chairman, **Joe**, that since food is consumed often at the club house, it would be something for us to consider, also since the AED would be housed in the clubhouse. It was discussed to be researched via the (Good Samaritan Act). Regulations would need to be checked, and the servicing and security of the equipment. He also suggested an Anti-Choking Device could be viable.

**MEETING was ADJOURNED: 10:45 a.m.** The Motion was made by Herman to adjourn and seconded by Roger, all were in favor.