

Myrtle Trace Property Committee

February 11, 2025

Joe Bastian, Chairperson; Secretary, Cheryl Manzella (sub); Board Rep, Judy Koudelka, Members: Tom Gray, Jr., Leon Deiter, Leon Buckley, Frank Conrad, Gray Strogon, Ron Grove, Ellen Elliott, Larry Lapinski, Tina Hurley, Leo Reger, Herman Rebocho, Nancy Seeds, Thor Kongvold, Roger Price, Board President, Deb Rebocho

Meeting called to order: By Joe Bastian at 9:29 am

Welcome Guest(s): Fred Shields, Doug Erb, Cathy McElroy, Kim & Jim Freeman, Bob Ebling, Debi Perry

Minutes of 1/14/25 Approval: Tina Hurley made a motion to approve the minutes and Nancy Seeds seconded, all members were in favor.

Board Liaison: Judy Koudelka – Judy commented that she is new and welcomes any suggestions anyone may have as she moves forward in her endeavors.

OLD BUSINESS

- No old business

PHASE/INFRASTRUCTURE REPORTS

- **PHASE 1 & 2:** Herman Rebocho noted that he had no calls
- **PHASE 3:** Ron Grove received a call on fallen limbs and branches in residents' back yards. Ron called Justin Sargent (Storm Water Control) at 843-915-8416 to clean up. On February 5th and 6th, 2025, they sent a 5-man crew, one with rake and 4 to haul to trucks. Large limbs were left on other side of ditch that were later cut down and hauled away. A gentleman who lives at 114 Cedar Ridge Lane advised that he had a cleanup crew behind his home on the other side of the ditch at the same time. Also, Spectrum Service was soliciting, a rep named Gloria Tsocos was canvassing the neighborhood. She showed up at Ted Black's home last Friday and yesterday, at my home. Ted had called non-emergency police number but she left. Ron states that he requested her business card and gave info to Ted. Police were informed again as well as calling Spectrum. Herman Rebocho commented that the rep was very rude. In the end, if rep continues to solicit in Myrtle Trace, a letter will be sent to Spectrum.
- **PHASE 4:** Ellen Elliott noted that she had no calls

- **PHASE 5:** Larry Lapinski noted no calls
- **PHASE 6 & 7:** Roger Price noted no calls for Phase 6 and one call from 235 Cottonwood Lane that a UPS driver left ruts in the yard. After review, this is something that could be easily repaired.
- **PHASE 8:** Leon received a call from 1202 Loblolly Lane resident regarding branches and bushes being cleared behind their property. They were concerned that the person was encroaching into the buffer area owned by the MTHOA. Leon contacted Leo Reger who asked earlier that day if I knew anything about work being done on adjacent property and advised him of the concern of a resident and possible encroachment on common property. After staking out area along Myrtle Trace Drive north of Loblolly Lane heading towards the hospital, the worker was not present at that time. After checking the Horry County Property maps; noted that the legal description of the buffer area was identified as being Burning Ridge Medical; Buffer/Drain Par E but the owner was listed as Myrtle Trace HOA, I contacted President, Bob Ebling to advise him of the situation and we agreed to confront the worker. The worker did not show that day and a couple of days later, he returned and I spoke to him. I addressed our concern of encroachment and he said he was finished at the area near the HOA's buffer area. No other work has been done since that time. Leon also received call from 181 Glenwood regarding a tree removed on common ground and stump was just below surface. They called the tree Removal Company and they came back and fixed it. The tree company noticed issues across ponds with exposed roots that may cause trees to fall and hit houses. Another call from 170 Glenwood as workers clearing county ditches shot up debris that damaged the house. Homeowner is filing a claim with Horry County.

CABANA/POOL: Gray Stroger noted that organizing the storage room was done and painting of the men's room ceiling and floor will be completed over the next couple of weeks. Frank Conrad raised concerns that the pool filter may be leaking. Adam from Dun-rite came out twice to fix. He also noted that the pump was set on timers and will not be running during the peak hours. Frank also discussed the fact that the hot water heater really smells and believes it is shot. According to Bob Ebling, as of April 30, 2024, the hot water tank was working fine. He and Felix Valdez will drain and see if that may be the problem before suggesting replacement. Troubleshooting will be the way forward. Debbie Perry asked about Dun-rite. She tried to call but got no response. Frank replied that Adam is his Point of Contact. Joe Bastian commented that the contract expires on April 30, 2025 and depending on the next contract, they may have to solicit bids. Frank also noted that after finishing the painting in the bathrooms, he

needs to fix the ceiling and walls in the pump room and is asking for volunteers to assist. Debbie Rebocho asked about the camera as it is not working and if Dennis has been contacted? The camera issue is noted and will be looked into. Frank is also asking for 1 (one) day a month to close the pool for maintenance of power washing the deck, cleaning the furniture and any maintenance that may be necessary. Herman Rebocho raised an issue on resident's power washing. Joe will reach out to the attorney on language.

POOL MONITOR/SUPERVISOR: Cheryl Manzella has started process of calling last year's monitors to see if they are returning. She is looking at ideas on attracting more residents to the pool by offering Pool Themes weekly. She will start requesting monitors in the News & Views.

CLUBHOUSE: Thor Kongvold thanked Leon Buckley on the Super Bowl party. Well organized and the food was spectacular. Thor replaced 10 wheels on tables. He wants to try 4 bigger wheels on one table to test as a much heavier duties wheel set. A brand new TV was installed thanks to Santos Perry, Fred Shields and Curtis Jacobites. After set up and it working great, the TV wasn't working the next time used. It was discovered that someone pulled out all the connection wires on the TV. It was fixed and the cabinet holding the TV will now be locked. Anyone needing a key are to contact Thor. Thor also discussed the donated projector to be hooked up in the ceiling. The projector is brand new and will be a great addition to the clubhouse.

SUPPLIES: Tina Hurley noted that all was good.

GATES: Herman Rebocho noted the gates were working well. Nancy Seeds commented all good.

LAKES (PONDS): Tom Gray Jr reported that dredging is complete on Cormorant and Huron ponds. Eighteen truck loads were taken out from ponds. Regular pond service will continue. Tom also commented that back by the golf course on Wedgewood the ground was undercut. He asked contractor about adding a ramp that will be around \$4000 to \$5000 to do.

ROADS & SIGNS: Tom Gray Jr reported he didn't have anything on roads. They are waiting on contractors' estimates on root repair on roads. He also noted that a truck drove between the gate and fence and scraped the truck with the gate blade. He confronted him and the guy gave Tom a hard time. There is also a white Honda Accord that waits for cars coming thru the gate to piggyback to gain access.

TREES: Leo Reger had a call from 102 Timberline regarding a tree that may be on common ground that is dead. Leo passed onto Pat Hosford. Also received a call from

241 Cottonwood. A tree needs to come down. Homeowners were not home so tree removal was rescheduled. Not sure when but tree will be removed.

SPECIAL TREE PROJECT: Per Ellen Elliott, The Tree Committee has identified the following projects as initial priorities:

- Landscaping at the entrance to the community between Myrtle Ridge Road and the gate. Just waiting for cleanup to be done. Tom commented waiting for spring to rake out.
- Planting at the intersection of Myrtle Trace Drive and Boxwood. Work will begin once the cleanup and dredging project is complete.

NEW BUSINESS/OPEN DISCUSSION

- Joe Bastian addressed the need to have a point person for private clubhouse functions. Debi Perry spoke on the contract for renting clubhouse and that the checks needed to go to Jean Hohenberger to be deposited and recorded. Tina Hurley and Cheryl Manzella will work together as the point persons for clubhouse rentals
- Nominations from the floor for a new Chairperson. Nancy Seeds made a motion to nominate Bob Ebling as new Chairperson. Ellen Elliott seconded the motion. All were in favor. Bob Ebling is the new Chairperson of Property.

MEETING ADJOURNED: 10:56 AM

Motion made to adjourn by: Tina Hurley **Seconded:** Joe Bastian

Next meeting: March 11, 2025