

Property Committee Meeting Minutes Tuesday 9 June 2009

Meeting convened at 1000A.M. In attendance were Lyle Kershner (Chairperson), Board Liaison, Cathy McElroy, Earl Lee, Jim Wilkison, Joe Johns, Mike Reynolds, Paul Alexander, David Smyth and Charlene Rose.

Minutes of previous meeting were accepted. Minutes approved, as submitted.

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct - Mr. Val Gersky called and wanted to be at meeting, but didn't show up. No problems.

Phase 3 & 4 - No problems.

Phase 5 - No problems.

Phases 6 and 7 - Joe Los (202 Butternut Circle) wanted some bollards put in at Myrtle Trace Dr. and Cedar Ridge Lane. Three have been placed at that corner.

Phase 8 - No problems. Request to prune Bradford Pear on common property adjoining 255 Candlewood Dr. will be done in the fall after leaves fall.

CLUBHOUSE/CABANA

Spots on clubhouse carpet have appeared again. Lyle will fix these spots.

Activities committee would like to replace 2 rectangular tables with 2 round tables. Everyone is very happy with the round tables. Put article in News and Views that 2 tables are available for giveaway, once Lyle has gotten approval from board.

Clubhouse door leading to the walkway towards pool needs to be replaced. Need shade on door to darken clubhouse for times when movies are shown on screen. The full glass door is the only area where you cannot darken for showing movies. Lyle will install shade.

Removed cabinet that was in hallway, to enable handicapped residents to get through with wheelchairs, walkers, etc. Cabinet was given to Mr. Hardee's for his shed for storage. All paper goods are in the cabinet in Men's room. All trash bags and cleaning supplies are in the cabinet in the Ladies Room.

Need keys for the dispensers on the walls in Ladies and Men's bathrooms in clubhouse and pool cabana. Lyle will secure the keys for Charlene to give to Lily. Charlene will purchase proper hand towels for the dispensers on walls in restrooms.

The sinks in ladies and men's rooms in the clubhouse are wheelchair accessible. Open doors and you can put wheelchair up to sink. Lyle has placed labels on doors to indicate same.

POOL

Metal strip near Pool Cabana area between wood and concrete is loose and sticking up. Needs to be reattached. Lyle will correct problem.

Edge strip across latticework over pool cabana has been replaced.

New Doors to pump room have been installed, in addition to exhaust fan installed. Lyle will paint doors and fan frame to match cabana.

Light under Pool Cabana is on all the time. Can find no switch to cut light off. Lyle will check with Don Boutcher about these lights and also the MOTION ACTIVATED LIGHTS.

LAKES

Mike Reynolds advised pump on Quail Lake not working. Myrtle Beach Electric said roof must be removed in order to fix pump. Pump House needs to be redesigned for easier access to pump. Pump has been repaired. Lakes are looking good, since we have had so much rain.

Beaver in Tern Lake has still not been caught. The county is still trying to trap the beaver. He weights approximately 50 lbs.

PROPERTY MAINTENANCE CONTRACTOR

No concerns with Mr. Hardee.

ROADS AND SIGNS

Couple of spots on roads need to be patched. Mr. Lee will check with David Day to get his contacts of where we purchase street signs. Hickory Drive and Dogwood Circle signs have been stolen off Berry Tree Lane sign and must be replaced. Mr. Lee will give signs to Lyle when ready.

MAILBOXES & POSTS

From mid-April through end of May. 2 Mail Box Posts replaced. 5 Mail Boxes repalced. 13 Name Plates installed. 18 Roadway Posts repaired and 3 new posts installed

STREETLIGHTS

Two street lights have been repaired.

TREES

Nothing to report.

GARDEN CLUB - Paul Alexander

July and August there will be no meetings. Everyone is invited to participate on Saturdays with weeding and cleaning the garden.

OLD BUSINESS

SHORELINE EROSION CONTROL GUIDELINES

Nothing been done currently on this problem. Lyle needs list of chemicals used in lakes from Mike Reynolds. Mike will contact Lakes Management company to get list for Lyle.

GATES AT MYRTLE TRACE DRIVE & MYRTLE RIDGE ROAD

25 teams to distribute the tags. We already have 1500 tags. Dan and Nancy Seeds are heading up this project. It will be announced when teams will come to your street. Each team will require a copy of the resident's car registration for vehicles to receive UPC Tag. Teams will affix stickers to the vehicles. No stickers will be given or handed to a resident. If you will not be home, there will be a telephone contact to call when you will be home. There will be a meeting on 19 June at 7PM for the teams; re: the procedures to be followed.

Mr. Wilkison spoke extensively about the progress of the gates, which will be presented at the next Board meeting. Signs will be put up for safety reasons. Mr. Wilkison has plans re: where and what kind of signs will be placed. Drawings of design of fence and gates was presented by Mr. Wilkison. Jim's tentative gate completion date is 15 July 2009.

ADD PLANTINGS IN SPARSE AREAS ALONG ASSOCIATION BOUNDARIES

Have not come up with an idea about what to do where the trees were cut down along County drainage ditch. Trees were taken down from common area a couple of years ago at the request of two residents on Myrtle Trace Drive in the rear of their home.

NEW DOORS FOR PUMP ROOM

Paint is in pump room. Lyle will paint next week.

EXHAUST FAN IN POOL PUMP ROOM

Fan louver will be painted

REPLACE SIDE DOOR IN CLUBHOUSE

Temporary fix until we can purchase new door. Lyle will place shade on door to darken room for movie showing.

NEW BUSINESS

CABANA DECK REPAIR

Lyle will repair metal strip this week.

CLUBHOUSE STORAGE CABINET

Discussed above.

POOL PADLOCK

New Weather resident padlock for front pool gate has been purchased and replaced. The old lock was stolen.

NEW LIGHT FIXTURE IN STOREROOM

Plastic lens cover for light in clubhouse storeroom is missing. Lyle will replace the whole fixture which should cost approximately \$18.80 vs. \$15.50 for new lens cover

PAINT POOL EQUIPMENT ROOM DOORS AND FAN LOUVERS

Discussed above.

STORM WATER RUN-OFF FROM TOWNHOUSE PARKING LOT

It was a Board decision to put in a storm water runoff system for the parking lot at the Townhouse Complex near Michelle Grandee's house. Trees and root system will be removed sometime next week by All American Climbers. Two six-inch lines to lake will be installed. Mr. Hardee will do the installation of catch basins and pipes.

NEXT MEETING SCHEDULE FOR 2009 CLUBHOUSE 10:00 A.M. Tuesday

Next meeting 14 July 2009.

Meeting adjourned 11.31 A.M.

Prepared by Charlene Rose

