

Property Committee Meeting Minutes
Tuesday December 11, 2007

Meeting convened at 10:00 am. In attendance was Ron Crow (Chairperson), Jack Mehl (MTHOA Liason) Mike Reynolds, Bruce Williams, John Bean, and Paul Alexander.

HARDEE MAINTENANCE WORK SCHEDULE

The Hardee work schedule included ordering spare and replacement posts, and mail boxes. Some roadside reflector's were replaced. Cyprus boards were purchased to Repair the Lake Viero control box.

New Items

Flower beds on Timberline Drive need replacement. Hardee Maintenance has worked out a design and a quotation to repair and replace the round flower bed. The quotation of \$2,402 with details is shown at Attachment #1. John Beam and Paul Alexander of the Garden Club have reviewed the design and plant types and are in agreement. I reviewed the red color and decorator block heights of two with Pat Hosford and she agreed.

This quotation does not include any labor costs. We need to get this done quickly before the mowing season begins. We would like the approval of the board to proceed during December 2007.

Roofing of Cabana and Maintenance Building. Two roofing companies have been contacted to quote on reroofing of the two buildings.

A-1 Roofing & Siding Improvement. Mr. David Rodamacher has quoted in Attachment #2, of \$3500. This includes those items shown in Attachment 2. This includes soft spot repair and nail over the roof of both buildings with a 30 year warranty shingle

Roger Benton Roofing. Mr. Benton quoted on two methods. The first method includes Complete tear off of shingles and felt. Repair wood of soft spot and reroof both buildings. The cost would be \$6550. See Attachment #3.

Shingles and labor to repair soft spot on Cabana and Nail over roofing on both buildings. The cost would be \$3650. See Attachment #3.

We recommend A-1 Roofing and Siding Improvement, Mr. David Rodamacher for this Job.

Preventive Maintenance of Club House Air Conditioner Units. We would like to Cover both Club House units with Maintenance Agreements.

Carolina Temperature Control, Surfside Beach will service two units, two times \$305.25 for one year. See Attachment #4

Air Comfort, Surfside Beach will service our two units, two times \$219.00 for one year. See Attachment #5

The property committee recommends Air Comfort.

Painting inside of Pool. Jay and Jim Chocklett Environmental Services, Mauldin SC inspected our pool in detail. The pool does not need to be replastered. Repairs need to be made by caulking several areas and repainting. Tiles need replacement in areas to conform to current DHEC standards. The environmental services furnished the names and addresses of four painting companies. Once we have price quotes and a recommendation we will copy the report and price quotes and put in a three ring binder for each board member. The inspection report from Chocklett Environmental Services was \$400. This company was recommended by Continuing Education Horry George Town Tech. They are very professional to work with and we can make follow up calls and visits as work proceeds. We will be contacting the painting companies for price quotes. Please see Attachment #6.

Club House Electrical Breaker Box Breakers in the breaker box have tripped several times recently. We will have Don Botcher and an outside electrician go over this problem and see what needs to be repaired or replaced. The box is located outdoors and when it is night time and/or raining this is a difficult and dangerous place to be.

Lakes A Pond skimming tool sketch was provided by Ron Artz. This is similar to the one we had constructed and tried several years ago. The one we had constructed and tested was too heavy and clumsy to handle. The rake was tested by Hardee Construction and they had no interest in using it. I will show them the current sketch and see what their comments are. (Attachment 7)

Rather than try to skim the two segments of Tern Lake, the property committee would like to see the dry segment between the two lakes dredged by the county. This will help clean up this area and provide security from people walking on to Glenwood Drive.

Estate Management Services (EMS) drops in December from bi-weekly to monthly. EMS will respond to extra calls.

Meeting adjourned 11:20 am

Prepared by Charlene Rose and Ron Crow