

**MYRTLE TRACE HOMEOWNERS ASSOCIATION**  
**Property Committee Meeting Minutes**  
**Tuesday 13 February 2007**

Meeting convened at 10:10A.M. In attendance were Ron Crow (Chairperson), Norm Paulsen (MT Board Liaison), Joe Johns, Charlene Rose, Bob Ried, David Day, Bruce Williams, John Beam, Mike Reynolds, and Paul Alexander.

Hardee Maintenance Work Schedule

General maintenance items include, blowing off pool cover, working on renovation at corner of Myrtle Trace Drive and Candlewood. Stain for Cabana and Trellis, general winter maintenance items and water seal pool deck. Mow common ground on Dog wood.

**NEW ITEMS**

Garden Club Report

John Beam and Paul Alexander said garden club doing fine. Mr. Beam will order the plants that were approved by the board (\$600.00) and begin work on corners of Candlewood & Myrtle Trace Drive. Al Hardee's staff working on project now.

Palm Tree being given away by resident and suggestion made last year to have some palm trees placed around swimming pool area to make it look more tropical.

Palm Tree on Glenwood to be removed for renovating area to make a rest area. Garden Club needs to look at Tree to see if can be relocated to area around pool, possibly outside of fenced in area.

Put word out that when there are events and they cleanup afterwards, DO NOT POUR UNUSED ICE on grass. Ice kills the grass.

Phase Reports

Phase VIII – Calls about puddles of water at 220 & 181 Glenwood. Drain needs to be installed to drain into Lake Tern. Association has not added any drains at all. Years ago Association said they will not put in drains. Drain would have to go over COMMON GROUND. Resident has made 2 requests. Will look at problem again. Joe Johns will get cost estimate the problem at 220 Glenwood. Get estimates from Al Hardee, Jonathan Hall, and Grady Sellers. Possibly call county to see if can get some suggestions on French drains. Mr. Johns will contact county.

107 Dogwood Circle (Everett Hall) - Mowing of Common Ground needs to be done, as Mr. Hall is unable to continue doing it as he has done in the past.

Pool Deck using Concrete.

Board has asked for estimates to be presented to replace wooden decking with concrete. Two estimates have been requested. Stalvey Construction is coming out tomorrow with their estimate. Dan Stalvey came out twice and have spoken on phone twice and will

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have bill of materials and price. DHEC sent Ron Crow the rules for renovating or replacing the pool deck.

### Clubhouse Alarm System – Update list.

Eunice Freeman and Don working on this and they have completed the list.

### Decorator blocks on cricket court.

Red decorator blocks around common area on Cricket Ct. have been completed.

### Pool Person to Interface with Ken's Pool

Charlene Rose volunteered to interface with Ken's Pool, but she needs a backup. Tom Dubauskas is no longer on committee. Bob Reid will be backup. Bob Reid was asked to look over pool area to see what needs to be repaired before opening of pool, in event concrete project is not started or completed.

Estimates received from 3 pool companies (Ken's Pool Service, Williamsburg Pool and Spa, and Pool Service Corporation). Although Ken's has not provided a written cost for the summer of 2007. Tom Dubauskas recommended we keep Ken's pool service as he seems to provide better service, such as providing chemicals and comes 6 days a week. When quote received from Ken's we will submit recommendation's to board.

### Duck Capturing

Still working on project of removing white and black ducks.

### Drapery pulls on drapes in Clubhouse.

Jay Sharp and his helper are working on tightening up drapery pulls.

### Boxwood Cleanup

105 Boxwood – one corner of back part of Boxwood still needs cleaning. One tree needs to be cut down. Someone must be paid to clean lot. Must get permission from home owner (Real Estate Firm). Neighbors are complaining.

### Sump Pump Replacement

Sump Pump behind 136 Berry Tree Lane has been completed. Committee approved unanimously paying Mr. and Mrs. Gump \$60.00 per year for use of their electricity. Needs approval of board.

### Phone Directory Updating.

Committee working on updating directory.

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### Tree Removal

On bank of Lake Dove. Need Pine tree evaluation as to whether tree should be removed. Mr. Alexander will look at this tree with Mr. Crow to determine whether to remove or not.

### Dredging Lake Tern

Dredging Lake Tern. Date undetermined. .

### Tile Floor men's and women's cabana bathroom.

Completed.

### Shrubs on entering Phase 8.

Eunice Freeman submitted plans for shrubbery on each corner of Phase VIII. Two sides of Candlewood entrance and two sides of Loblolly entrance. Estimated cost was \$450.00 not including labor. Paul Alexander will see Hardee about this project in the next week. Have to pass by Hardee before we go to board. Ron will make an appointment with Hardee.

### Stop and Rest Area for Walker's in Phase VIII.

Plan developed. Need cost estimates and agreement on sketch. Sent to ARC. David Day believes it was approved. Material cost is about \$400.00. Mr. Day will check with ARC.

### Install Control Box in Lake Sparrow

Metal Fabricators (Barry Ray), 455-0279 has given cost estimate of \$1,500.00. We have drawing, which will be brought before the board. This will allow us to keep lake at higher level than Lake Tern, when it is dredged.

### Clubhouse Reservations (Eunice Freeman, Bob Ried and Charlene Rose.

Feb 14 Phase Coffee (9-11AM) Paid  
 Feb 15 Adams Birthday (5-11PM) Paid  
 Feb 24 Scholl Birthday (12-6PM) Paid  
 Mar 6 Phase VIII Coffee (9-11A.M) Paid  
 Mar 14 Phase VIII Coffee (9-11AM) Paid  
 April 11 Phase VIII Coffee (9-11AM) Paid

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### Clubhouse and Cabana Men's Room

Urinal in Men's room repaired. Replaced fans motor in men's room and clubhouse. We have now replaced both fan motors.

### Light Outside Clubhouse.

First Lamp post light as you leaving clubhouse is burned out. Needs replacing. Also switch plate inside clubhouse near Activities Closet needs replacing. Talked to Don and will tell him about light outside clubhouse.

### Pool Cover needs to be blown off .

Pool cover needs to have the pine needles, leaves and cones blown off. Al Hardee will do this.

### Lakes Management.

Mike Reynolds is taking over lakes for Bob Lapolla. Ron & Bruce will assist him while he is learning about the Lakes. New items included:

1. Contact Estate Management Services and have them send "Field Reports" to Mike.
2. Contact Ed Cordes, to find out best time to turn on lake aerators?
3. Verifiable complaints will be 'DOCUMENTED' by letter to Estate Management Services.
4. Get recommendations from Estate Management Services as to how many carp should be placed in each lake.
5. Call Conway Feed to find out when available. We will pick up and place in lakes.

### Street Lights

11 Street lights were replaced in 2006.

### Enlarge Parking Lot

David Day presented plan for enlarging parking lot. David Day received estimate, but need to talk to contractor about getting credit for the trees. The contractor will sell these trees and we should get credit for them. The parking lot plan will be placed on an easel during the Annual Meeting for the Homeowners. The Board does like the proposed plan..

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### Fountain for Lake Bunting

Ron & Mike meeting with Dan Seeds to go over ordering of Fountain for Lake Bunting. Location has been surveyed and complaint from 120 Boxwood solved by changing location of fountain.

Meeting adjourned 11:40A.M.

Prepared by  
Charlene Rose