

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

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

Hardee Maintenance Work Schedule

General maintenance items continue with irrigation supplies/pump, water/seal Pool Deck (On hold), stain for Cabana and Trellis and insecticide for mole crickets.

Garden Club

Mr. Beam wants approval to continue putting plants in last phase of approved plan around club house. Budget has already been approved. Ron requests a sketch be submitted for review.

Phase Reports

Phase VIII – 220 Glenwood – Proposed drain into Lake Tern will not resolve problem. Home owners said water dries up in day or two, does not consider it a problem. Only solution would be addition of drain in common area in front of owner's residence, run drain under owner's driveway and then to Lake Tern. This will not be down by the property committee.

181 Glenwood Gets large accumulation of water in front of property with heavy rains. Phase rep with home owner, gave him two vendors to call for estimates on possible putting in French Drain to alleviate problem.

Phase VII – Mike Reynolds reports that 184 Myrtle Trace Drive (James Patton) has dead sod grass and wants replaced in the common area. He will be put on list, which doesn't guarantee he will get sod. If resident has no SPRINKLER SYSTEM, it will not be replaced. If have automatic SPRINKLER SYSTEM, it will be replaced.

Supplies for Clubhouse.

Supplies disappear very fast. Recommend a cabinet be bought, putting supplies such as toilet paper, paper toweling and hand washing material in. To be placed in corner of clubhouse. Bob Reid will check into cost and measurements for a cabinet for just supplies which will be left open, but will have a place for a lock, should it need to be locked. . Bob Reid would take over job of buying supplies and filling cabinet once a month.

Vacuum Cleaner needs replacing. Vacuum is 5 years old. Bruce Williams and Eunice Freeman will investigate the cost of purchasing a new vacuum for the clubby house..

Activities Closet

Need "Activities Closet" lock be rekeyed due to missing items from closet, such as Bingo Cage, decorations for Chinese New Year and trays for serving. Too many persons have keys to the closet. Charlene Rose asked to get rekeyed by Henry's Lock and Key. Give one master key to Ron for placing in "Property Committee" cabinet and 9 keys to Beth Crow (Activities Chairperson) to distribute keys.

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### Library

Jigsaw puzzles are in cardboard boxes and cannot be put on floor. Mold may grow when cardboard is in contact with damp carpet after cleaning. Do not put anything cardboard on floor. May need to thin out books to make room for jigsaw puzzles. Recommend get rid of hard cover books and some books might be duplicated. Nothing should be placed on floor. Library Coordinators are out of town and we will finish as soon as they return.

### Myrtle Trace Web Site

Myrtle Trace now has a web site myrtletracesc.org. What should we have posted about "Property Committee"? Ron Crow will write 1 or 2 paragraphs about what we do. The following is recommended.

"The Property Committee takes care of all Association owned properties and ensures maintenance for property we do not own such as lights, streets, their rights of way and lake banks. There are many volunteers who are residents of Myrtle Trace and are the core management of our Community and serve on this committee. The property committee oversees and supervises many areas. These areas include many people to thank for their hard work and dedication to our community.

Yes, there is room for more volunteers. Come and work with us and learn more about the inner workings of your community and contribute your ideas to the mix so we can continue to keep our costs down and Myrtle Trace beautiful."

### Pool Deck Repair Estimates

Cost estimate for repair from local MT men (Tom Hanagan and Kelley Bledsoe) is \$6,500.00. Proposal has been reviewed with Tom and Kelly by Ron Crow and Dan Seeds. Property Committee recommended temporary measure to repair bad boards in order to not delay opening of pool for season.

### Pool Company's give estimates.

Charlene Rose has gotten two estimates which have been given to Mr. Crow. Bob Reid will give Ken's Pool a call to try to get a bid for 2007 summer. If we should have to buy our chemicals as recommended by Pittsburgh Pool, Graves is an excellent choice for buying chemicals. Pittsburgh Pool and Plantation Pool have given written estimates. It will be difficult to get company that will do it for 6 months only.

### 105 Box Wood, Small Tree Removal.

Hardee Group is removing tree..

### Duck Capturing

Still working on project of removing white and black ducks.

### 121 HICKORY DRIVE

"Forever wild" area behind Mr. Bussard's home. He believes the area should be cleared, small trees should be taken down ground up and removed. Mr. Crow talked to board in 2006 about his complaint and they declined to take any action. It was suggested Mr. Bussard contact Jay Sharp and ask to be put on agenda of next board meeting. Mr. Bussard is on next agenda at board.

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### Dredging Lake Tern

Dredging Lake Tern. Date undetermined. Mr. Mehl is in touch with county monthly.

### Shrubs on entering Phase VIII.

New shrubs on entering Phase VIII as been approved for amount of \$600.00. Crabtree Nursery says all items in and will be delivered Thursday.

### Clubhouse Reservations Eunice Freeman and Ron Crow

Mar 14 Phase VIII Coffee (9-11AM) Paid

April 11 Phase VIII Coffee (9-11AM) Paid

### Street Lights

No street lights have been replaced this month.

### Lakes

Estate Management Services has been contacted. They will start twice monthly treatments in March. Repaired one malfunctioning fountain while they were here on Lake Oriole. Ed Cordes says April will be fine to start aerators. Quote approved and submitted to Dan Seeds for fountain on Lake Bunting and has been tabled temporarily. Since have told community a fountain would be installed, should say something in "NEWS AND VIEWS" about this item being tabled.

### Enlarge Parking Lot

Board disapproved enlarging parking lot as presented. Recommended putting in pavers on each side of Pear Tree Court for overflow parking. Subject of additional parking left open. Extra wide for vans or as is done now. Committee recommends leaving parking area as is. Motion made and seconded to leave parking sites in their current state.

### Fountain for Bunting Lake.

Fountain for Bunting has been tabled for the present time.

### NEWS AND VIEWS ARTICLES

Article about placing branches, shrubs, or yard debris out on edge of lawn for Mr. Hardee to pick up. His staff does not pick up these items. Residents responsibility to dispose of their own yard debris.

Putting Fountain installation on hold for Lake Bunting should be reported in news and views.

Meeting adjourned 11:25A.M.

Prepared by  
Charlene Rose