

Property Committee Meeting Minutes Tuesday 12 May 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, Paul Grove and Charlene Rose.

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

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct - Continuing complaint from Ms. Grandell, Cricket Ct, which has been turned over to the board to handle.

Shrub that was blocking sight to Myrtle Trace Drive when leaving Cricket Ct has been removed.

Phase 3 & 4 - Mr. Young at corner Myrtle Trace Drive and Birchwood (101 Birchwood) complained his yard is lower than road. The grass he plants keeps getting washed out, which is on common area. Grass is burnt. Mr. Grove believes it was over fertilized. Mr. Hardee advised not to go onto his property to do anything couple years ago. Would take about 4 yards of dirt to bring up to level of road. All houses in the area are below the road and have same elevation. There is drainage basin behind at 103 Birchwood and 141 and 143 Myrtle Trace Drive that allows drainage water to drain back in a basin. He also stated he wanted sod, but didn't know if he had ordered any from Mr. Kershner. Also, tire marks around mailbox post. Mr. Groves believes he made marks by using his lawn mower. Mr. Kershner, Mr. Grove, and Mr. Lee will take a look at problem next week.

Phase 5 - Mr. Bogle's common area behind his property has been cleared up of downed trees, and other debris. (some of the debris was a very long planter box) Mr. Hardee was paid for doing this couple years ago. Mr. Kershner advised he was in error in having this clean-up done by Mr. Hardee; his contract does not include any work in the common areas that are left in a natural state.

Phases 6 and 7 - No problems.

Phase 8 – Mrs. Freeman was not satisfied with the replanting of beds and not putting landscaping blocks around the bed entrances to Candlewood and Loblolly. She was told it was too costly to put the concrete blocks around the landscape beds and that Mr. Hardee was not finished upgrading and planting the beds.

Received a letter from Mr. Abernethy 255 Candlewood Dr. about Bradford Pear located on the common property strip between his house and 254. He has requested that the tree be pruned to lessen potential damage to his mailbox, palm tree or other plantings on his property.

CLUBHOUSE/CABANA

Clubhouse door leading to the walkway towards pool needs replacement. Bottom weather stripping has come loose from door. Lyle has done a temporary repair so door can be used during the Luau.

Ms. Rose has donated new SHREADER. It is located by the copier machine. Shreader is available for use by the board and residents. It will shread 8 pieces of paper at one time, credit cards, and CDs.

Cabinet against wall near Men's room has been moved to make room for a wheel chair and walker access to the men's room. A complaint was received regarding this matter.

The doors to the pump room will be replaced this week with louvered fiberglass doors

The latticework on the pergola needs to be repaired.

POOL

A timer for the under water lights has been installed. Lights come on at 7PM and go off at 10:15PM.

Pool leak was found in fill line. Piping in the pump room has been rerouted to run fill water through the filter system. This required the installation of a back-flow preventer.

The federally mandated pool drain covers have been installed and the pool walls and bottom was cleaned.

Flowers have been planted around pool area. Pool open and water exercise classes have started.

Pool monitors start monitoring on 25th May. Christine Weber and Charlene Rose will check pool each evening after closing. In addition, Myrtle Trace Security Patrol has been asked to check pool area during their rounds.

LAKES

Mike Reynolds advised lakes are looking good, other than a couple of problems with algae, which was taken care of by Lake Management Company. Broken compressor was replaced in Phase 8.

PROPERTY MAINTENANCE CONTRACTOR

Mr. Hardee does not fix sprinkler heads in the adjoining common areas in the front or rear of private property. He will not respond to individual residents contacting him to correct any problems. When Phase Reps have problems, contact Mr. Kershner or send him e-mail. All directions to AI will only come through the interface rep. or the property committee chairman.

ROADS AND SIGNS

Mr. Wilkison of the Roads/Gates committee gave a brief synopsis on the status of the gates. Gate contractor has been selected, but still negotiating on price. The gates will be lift gates activated by a bar code decal placed on the vehicle's left rear window. Decals will be issued only to residents who have a South Carolina vehicle registration. A maximum of two decals will be issued to a household

MAILBOXES & POSTS

No report. (Beginning in June the number of mail box and post replacement will be included in the minutes.)

STREETLIGHTS

No malfunctions

TREES

One tree in the roadway island where the gates will be installed has been removed to facilitate the gate installation.

GARDEN CLUB - Paul Alexander

The Garden Club will not meet in July or August. The next meeting will be on the subject of growing day lilies.

OLD BUSINESS

SPRING PLANTING OF SOD

Sod has been planted on common area of residents who have sprinkler systems. A total of 19 properties were sodded. It was stressed that residents were informed that new sod must be thoroughly watered daily for at least 10 days.

SHORELINE EROSION CONTROL GUIDELINES

No meeting currently scheduled. Need to visit nursery on Johns Island to gather more information.

INSTALL TIMER FOR UNDERWATER POOL LIGHTS

(see pool report)

FEDERAL MANDATE TO CHANGE POOL DRAIN – DRAIN POOL AND CLEAN WALLS AND BOTTOM

(see pool report)

STAINING POOL DECK AND FENCE

Completed by Al Hardee's crew.

ADD PLANTINGS IN SPARSE AREAS ALONG ASSOCIATION BOUNDARIES

No action taken.

NEW BUSINESS

GATES AT MYRTLE TRACE DRIVE AND MYRTLE RIDGE ROAD – PRESENTED TO BOARD 5/11/09

Discussed above by Mr. Wilkison.

TENT CATERPILLARS

Received a complaint about tent caterpillars in woods on far side of Quail Lake. Paul Alexander advised that spraying is a waste of time and money.

MAINTENANCE OF NATURAL GROWTH COMMON PROPERTY

Natural growth common property areas will be left in a natural state. We will not remove any living plant material and dead plant material (branches, leaves, etc.) will be left to naturally compost.

EXHAUST FAN IN POOL PUMP ROOM

Will recommend to the Board that a thermostatically controlled exhaust fan be installed in the pump room.

REPLACE SIDE DOOR IN CLUBHOUSE

Will recommend to the Board the replacement of the side door in the clubhouse. The existing door is badly rusted and rotted at the base.

Other

Discussed the need to ensure potential property owners are aware of the covenants prior to the real estate closing.

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

Next meeting 9 June 2009.

Meeting adjourned at 11:15 A.M.

Prepared by Charlene Rose