

Property Committee Meeting Minutes Tuesday 14 April 2009

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

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

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct - No complaints. Permission has been requested from ARC to remove one large shrub at corner of Cricket Ct and Myrtle Trace Drive, which blocks sight of cars coming down Myrtle Trace Drive.

Phase 3 & 4 - No complaints.

Phase 5 - No complaints. 2 or 3 of streetlights the sensor seems to be going bad. Mr. Alexander will check on those lights and report back to Joe Johns.

Phases 6 and 7 - No complaints.

Phase 8 - No complaints.

CLUBHOUSE/CABANA

Four large round 60" tables are stored and card tables storage has been revised to stack two high in the storage room.

Door in clubhouse going out to the walkway towards pool needs repair. Bottom weather stripping has come loose from door. Lyle will fix.

Mr. Beam says the carpenter bees are back in the area above storeroom window. They need to be sprayed by Mr. Hardee or better still remove and replace the wood panel that is infested.

Suggest we purchase SHREADER and place it by the copier machine. Board and residents who use copier machine can use shredder.

Doors for pump room have been ordered and should be in next week. Cost of fiberglass doors is approximately \$300.00 per door. Cedar louvers will be installed in doors to give air circulation in pump room.

New wooden strip will be installed across edge of pergola latticework to stiffen up lattice edge.

Staining of pool deck and fence wood has been completed by Mr. Hardee.

POOL

DHEC sticker will be installed at pool area, in addition to the NEW POOL RULES sign will be mounted on Cabana wall (Cost was \$24.00 to enlarge and laminate.)

Mr. Ken of Ken's Pool has drained pool and will replace government mandated drain covers. He will wash down walls and clean tiles with water and brushes. Waiting for Ken's pool to give cost of staining concrete around pool. Lyle will check with DHEC to see if tiles showing depths will have to be changed to comply with the DHEC regulations which were changed 2001, if staining deck is done.

Volunteers will set up pool furniture, etc. on Saturday April 25.

All pool monitors have been enlisted.

Activities Committee will be giving a LUAU on Sunday 24 May. The pool will be closed that day for the LUAU. Only those attending LUAU will be permitted in pool and clubhouse area. Sign will be placed at pool area on opening day of 1 May 2009 to advise residents of the special event on 24th.

LAKES

Mike Reynolds not in attendance, but he advised Lyle all lakes are in good condition and that Lake Dove was recently treated for algae growth.

A large beaver has been caught in Lake Tern. In the future the county will be contacted to remove beavers at no cost. They have been contacted regarding a beaver damming up the new box culvert and piping draining the Loblolly area that has been recently installed.

PROPERTY MAINTENANCE CONTRACTOR

No real problems. Mr. Hardee is doing a good job. General overall appearance of Myrtle Trace looks good.

ROADS AND SIGNS

We have a "Road/gates sub-committee" now, which is listed on the back of new Myrtle Trace 2009 telephone directory. Sub-committee is now working on selection of gates and quotes for same. Mr. Wilkison discussed various items, which have been discussed with residents who have experience with electronic gates. Dave Smythe will be master gatekeeper. There will be a special meeting to make a formal acquisition recommendation to the Board in May. The meeting date to be determined by the Board.

MAILBOXES & POSTS

No problems.

STREET LIGHTS

No Street light problems.

TREES

Mr. Kershner has written a letter to ARC requesting removal of a tree, which is interfering with the area for putting in gates.

GARDEN CLUB - John Beam

Everything going well with the Garden Club. At the next meeting Paul Alexander will discuss proper pruning methods.

OLD BUSINESS

PLANTING OF SOD

There have been 40 location requests for spring planting of sod. Not all locations will be getting sod. Letter will be sent to those not getting sod, explaining why sod replacement has been denied. Hardee will begin installing sod this week.

SHORELINE EROSION CONTROL GUIDELINES

Committee met last month. Facility in John's Island has mats of aquatic plants which controls shore erosion. Mats with plants embedded come in 5' width by 15 feet long, which cost about \$400.00 each. It must be determined if they will survive Lake Management chemical spraying. Mike and Lyle will check into this. A trip will be made to the facility to gain more information. If the system appears to be feasible a request will be made to the Board to approve a small installation of the plants probably in a lake bordering Myrtle Trace Drive.

INSTALL TIMER FOR UNDERWATER POOL LIGHTS

Don Boutcher will help Lyle with this task. Timer has been purchased.

TAKEOVER OF ROADS

Discussed above.

STAINING POOL DECK

Discussed above.

NEW BUSINESS

Flowers at cost of \$25.00 have been approved to fill pots around pool area.

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

Next meeting 12 May 2009.

Meeting adjourned 11:25 A.M.

Prepared by Charlene Rose