

The Plantations Condo Association Council Meeting



Board Meeting January 17, 2020 5:30 PM - Plantations Clubhouse - Lewes

Minutes

Community Member Comment: no comment

Present: James Anderson, Donna Stone, Susan Towers, Jeanmarie Dolan, Gerri Clapp, Chris Nichols representing Seascape; absent, Sherri Minear

President's Report – Jim Anderson

- Call to Order: 5:30 p.m.
- Jim thanked Donna for her work to get the new flag, and Dave, and others including Seascape. He reported that we have changed the company mowing the lawns and he thinks it is an improvement. The cut around mailboxes and the grounds look nice. He wants the board to be more agile in responding to owners' issues and that's why he created the spread sheet where he documents and lists complaints to be handled. For example, Camilla had a problem with the drain outside of the building and through efforts by Bob Berman, it was taken care of in a timely manner.
- Minutes from the October 2019 meeting were unanimously approved (Donna made the motion and Jim seconded).
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Treasurers Report - Sherry Minear: Chris Nichols read the report

- Checking and Reserve Balances: Total of \$387,328.75 on the balance sheet.
- Budget vs Actuals: There still may be changes as bank statements have just arrived. Overall, we approved landscaping to be over for the year. Legal fees went over due to work on the covenant and bylaw questions. Pest control is a moving target. Snow removal was way under budget. Overall, condo would have netted \$12,000 last year. Were able to collect late dues last year. Put more money into the reserves than expected.
- Delinquent Accounts: We still have some behind. All have been given to the attorney and filed in JP court. In the process of preparing 1099s. tax returns will be prepared. Report approved and accepted (Jim made a motion and Donna seconded).

Old Business: Chris Nichols presented

- New Plantings were installed Sullivan's and we have not lost any of them. As soon as we get through the winter, we want to take stakes off of the trees from last year. Regarding building 2 where the ivy was taken out. Large trees are still there and the area should look fine when it is mulched.
- Pipe Replacement Bids: Behind building 9. The new excavation company Tom Engle confirmed pipe is pitched wrong direction. It was cost \$2,800 (\$650 to replace pipe) to turn around the pipe to take the water into the pond. What do we

want to do with the pipe? Jim suggests to pay to have it fixed. Asks board what they want to do. The board agreed to spend the money to fix the pipe.

- Reserve Study Site Visit: This occurred. Chris gave the surveyor the matrix documenting the maintenance of the buildings and property and a copy of the covenants. We should have the reserve study, first draft for the next meeting. “Something to look forward to.” (The state requires this and then we have to plan for them. Dues have to be set by a third party).

New Business

- Insurance Renewal: Dave Labreque reported: Has to be renewed every year in March. (25 buildings) Ed Brown, insurance agent, looking at multiple quotes, talking to Nationwide (big carrier) at the moment. Ed says the rate on wind coverage is going up. In the worst-case scenario, it could be a \$20,000 increase. If we get to a price he likes, we’ll handle it like an ARC application because can’t wait until next meeting. They were here last year evaluating all of the buildings.
- Crawlspace Agreement: regarding inspections of all crawl spaces. Jeanmarie and Chris got together in his office to figure out how all the crawlspaces can be done. Chris says Dry Zone will come in April to put in all new filters; have a baseline with all. \$7,500. Background (Jeanmarie) – There are 15 buildings with crawl spaces and it is the responsibility of board to maintain them. This is good for all of us as a community; Chris said the new contract with Dry Zone represents a fraction of what we were paying. If there is a violation in our building where a dryer was venting into the crawl space, it could have been a fire hazard. Chris, says it’s good for someone to check the crawl spaces. Donna made a motion to authorize Chris to sign contract with Dry Zone. The board approved the motion.
- Evelynton needs Seal Coat/Stripe: Two projects; Carters Grove only needs crack filled. We’ve worked with Straight Line; Job on Drayton Hall was impeccable. Premium for a good company. The board approved Straight Line to work on Evelynton. APPROVE Straight Line to do work on Evelynton (Jim made motion and Sue seconded it).

Committee Reports:

- Architectural Review Committee (ARC) (Tom Minio) NO
- Documents Committee (Paul Carey) email from Paul - nothing
- Finance Committee (Sherry Minear) No more
- Insurance Committee (Dave Labrecque) No More
- Landscaping Committee (Dee Holm) Plantings done; Other suggestions from the last meeting done; Mortar at the front done; Burberry. Got estimates on privots outside of electric boxes. Kent Holm will do the blue dye in the ponds. Gerri Clapp thanked Chris for saving the magnolia tree during the flood/drainage project on Orton Circle.
- Nominating Committee (Dave Labrecque, Ken & Nancy Brooks) Reminds people to think about running for board member of the Owners board.

Property Managers Report (Chris Nichols)

- Orton Circle Project Update: 99.9 completed. Merestone engineer who designed it have been there twice. Should be done any day now. The last thing we have to do. 1. Merestone will come back – we’ll see how it does when it rains 2. Irrigation – I spoke to Kent to put irrigation back in but doesn’t want to. Anchor Irrigation (Justin) as knowledgeable as he can be.

He does a good job and has little overhead will put back irrigation for \$3,500. We are going to turn that irrigation on early, mid-March. We have to get water on the sod or it will die. We need to get it done. They'll make it a priority. Board approved the \$3,500 to complete the project.

- Updated Maintenance Spreadsheet: Boone Hall project in April; Building 12 to be repaved.
- Leaf Clean Up: finished between Dennis Murray and Al's Tree Care; Don't do behind buildings; Shore does clean out in March. Building 24 has a drain all the water drains we have to keep it clear.
- Spring Walk Through: As soon as I can do it so you can decide when we pave, sealcoat, all weather dependent.
- Paving in Spring as Scheduled.
- Looking over sidewalks and courtyard walls since we don't have any roofs to do for a few years. If you see the gap between the sidewalks, we can fill that in; tripping hazards; This is the year we are going to be concentrating on sidewalks. We have to treat Carpenter bees last year. Jim says to call Seascape regarding bees but if owns are frustrated to email Jim so he can get the concerns documented and followed up.

Adjourned: 6:32 p.m.