

The Plantations Owner's Association Board and Condo Council Meeting



Board Meeting October 17, 2014 7 PM

Plantations Clubhouse - Lewes

Minutes

The Plantations Owners Board: Board Members: President-Bob Dickey;
Vice President- Sal Somma; Treasurer-Sherry Minear; Director-Lisa Adams;
Secretary-Jim Anderson
Absent - Lisa Adams

The Plantations Condo Council: Board Members: President-Sal Somma;
Vice President-Bob Dickey; Treasurer- Sherry Minear; Director-Lisa
Adams; Secretary-Jim Anderson
Absent - Lisa Adams

Owners Forum (15 minutes)

Sign up sheet

Dave Labrecque:

- 1-Questioned the efficiency of the present balloting system used at the Annual Meeting. He has suggestions for making it quicker.
- 2-Parking Problem: Dave's fear is something happens in that parking lot. Someone will get hit, but still we, the Condo, would be liable.
- 3-Garbage: Who is putting the garbage in the bins? It is a problem.

Peggy Gallagher:

Take parking lot out and put grass back in. One time cost and we are done.

People talked about these points one by one.

Call to Order: 7:31 PM - 2014 Budget Meeting: Bob Dickey calls to order the Budget Meeting;

BIGGEST NEWS: Sherry Minear, Treasurer, was happy to announce that the Financial Committee working together with Chris Nichols of SeaScape worked diligently to once again maintain the current annual fees (for both

Condos and Owners), while being able to plan a number of maintenance and improvement projects for the coming year.

Sal Somma made a motion to accept the Owners' Association Budget as presented. Bob Dickey seconded the motion. All Association members approved.

Bob Dickey made a motion to accept the Condo Council Budget. Jim Anderson seconded the motion. All Council members approved.

Adjourn Budget Meeting.

Sal Somma, President of the Condo Council, Called the Board/Council Meeting to order at 7:42 PM.

Owners' Association President, Bob Dickey, announced that Elizabeth Wulkan submitted her resignation from the Owners' Association at the conclusion of the Annual Meeting. This was accepted and the Association appointed Lisa Adams as her replacement for the coming year

President's Report – Sal Somma (Condo) & Bob Dickey (Owners)

Sal Somma: Condo Council President

- Beetles have infested three trees at one of our buildings. The arborist examined them and Scott & Son treated the trees.
- Bldg. 20 roof replaced.
- Replace mailboxes at Bldgs 6,7,8, and 11
- Minor roof leaks will be fixed-Dennis Murray will do this
- Fall Clean Up: Leaves, branches, sticks, etc. will be fully accomplished, but due to the expense this will only be done once. Will be accomplished by Christmas

Bob Dickey: Owners President made these following points:

- Speed Bumps will be looked into
- Parking Lot reseeding (cost will be shared with Condo Assoc)
- Gate Repairs-in and out
- Fountain Maintenance

- Approval of July 18, 2014 Meeting Minutes: The July meeting minutes were approved by the Board and Council.

Treasurers Report (Sherry Minear): Both Owners and Condo

- Checking and Reserve Balances
- Plantations Owners Association
 - Checking: 21,822.13
 - Savings: 34,565.40
 - Total: 56,387.53
- Plantations Condominium Association
 - Checking: 18,122.70
 - Savings: 84,455.79
 - Total: 102,568.49

- Budget vs Actuals: Most categories within both the Owners and Condo Budgets are running very close: What was budgeted and what has been actually spent for this fiscal year. Snow removal cost us more this past year, but we think this problem has been covered for next year.

- Delinquent Account report (Recent Collections) 19,000.000 outstanding

Property Managers Report (Chris Nichols)

Projects – Owners

- Soil and Seed Old Parking Lot: Was not cut. Too much rain and moisture. Mow next week

- Mailbox Replacement Bids In Packet. (Bldgs 6, 7, 8 in Carter's Grove) Chris got these mailboxes on line – at excellent prices. This is the same company we have used for the previous mailbox replacements.

- Gate Repairs: Gates are operating now. However, the gates are ending their normal lifetime. Not much longer to go. New gates will have to be purchased sooner rather than later!!

- Fountain Timer Repairs: This is repaired now. Lights coming on at 7 PM

Projects – Condo

- Completion of Roof Buildings 20 & 21: 20 completed and 21 will be done first next year.
- Snow Removal Plan 2014. Response very good last year. Assets stored here night before a storm. Plan worked very well. They clear everywhere here at the Plantations. Plan is the same for this year.
- Sidewalk Repair Bldg. 4: Dennis Murray will be checking this out this week.
- Staining of Steps Buildings 1 & 7: Steps rebuilt. Pressure wash and stain these steps.

Old Business

- Fitness Center Use of Parking Lot (Gates and Classes): discussed before and after the meeting. Board voted to have Seascape coordinate with Dave Marshall and to pick a date to begin towing vehicles illegally parked in our Parking Lot. Weight Watchers is the organization that has its people illegally parking in our parking lot.
The cost of laminated Parking Passes for each Owner, plus one Guest Pass, will be investigated by Chris Nichols
- Grass area Adjacent to Parking Lot: Has been reseeded. Will be cut sometime this week. Too wet to cut so far this fall.
- Speed Bumps: Nowhere to get money for this. Need to wait and revisit this discussion in September. Many people that attended this meeting spoke against the installation of speed bumps.

New Business

- Nomination Letter: The whole process will be looked at under the supervision of the Nominating Committee. They will report back to the Board with recommendations on the nominating process.

Mr. Labrecque will be joining the committee (Chaired by Ken & Nancy Brooks) to make suggestions to the Board regarding a streamlined balloting system.

- Financial Review: Accomplished this past year and signed off on. This is a review of all our financial paperwork, done by an outside auditing firm.

Committee Reports:

- Architectural Review Committee (ARC): Ed Wulkan, Co-Chairperson – not present. It was reported that on Carter Grove Circle a missile-like figure is sticking out of the building. They did not ask permission for any work. Chris is checking this out. Jim Anderson, Co-Chairperson had nothing new to report for the ARC.
- Documents Committee: Camella Los, Chairperson is just taking over and will be collating information.
- Finance Committee: Sherry Minear, Chairperson – already reported on financial matters. Props to Finance Committee members
- Flag Committee: Tom Terrel, Chairperson – not present. Chris Nichols reported the flag is worn and needs repairs. If it is worn too much for proper repairs, a new flag will not be flown until after the winds and weather of winter have passed.
- Landscaping Committee: Nancy Brooks, Chairperson, stated there is nothing to report.
- Nominating Committee: Ken & Nancy Brooks, Co-Chairs, will be working on the nominating letter and the election processes with Dave Labrecque and other interested community members.
- Security Committee / Gates: Chairperson needed, nothing to report
- Wastewater Committee: Bob Dickey, Chairperson, reported that Tidewater was given an increase to \$126.22. For further increases they have to submit a request and reason to PSC.

- Website: Lisa Adams, Liaison – not present. There is nothing to report.

Owners Input (15 minutes)

It was reported that individuals are using the hose at the gatehouse to wash their cars. So, perhaps the hose should be removed. The Board will look into this matter.

Someone asked if contractors doing work for the Unit Owners have permission to use the dumpsters. Yes, if they call Seascope first and the discarded materials are not excessive.

Paul Carey said he would like to join the Documents Committee.

Camilla Los spoke about issues with the Recycling Bin and will write up the recyclable rules for inclusion in our next mailing and for posting on the bin.

A question arose on extending the wall for the Dumpsters on the side that faces the circle. This was brought up by Peggy Gallagher idea. Chris Nichols will investigate the matter.

It was reported that drains are clogged on bldgs 14 & 15. Chris Nichols is aware of this and it is being addressed.

Adjourn:

The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Jim Anderson, Secretary

