

The Plantations Condo Association Council Meeting
Board Meeting October 20, 2018 7 PM - Plantations Clubhouse - Lewes

Call to Order – The Budget Ratification meeting was called to order at 8:27 PM

2019 Budget Ratification Meeting – Treasurer Sherry Minear and Manager Chris Nichols reviewed the 2019 Budget. They noted that the dues would remain in 2019 as in 2018. The reserve contribution was set by the Reserve Study. Chris declared the budget ratified and the meeting adjourned at 8:32 PM.

Call to Order – President Jim Anderson called the meeting to order at 8:32 PM

President's Report – Jim Anderson

Approval of Previous Meeting Minutes – The previous meeting minutes were presented and Bob Blomquist made a motion to approve, which was seconded by Sherry and unanimously approved.

Treasurer's Report – Sherry Minear

Sherry reviewed the balance sheet and budget versus actual reports. She said the reserve account balance was over \$300,000, something the association had set a goal for. It was expected that fall expenses would take the balance back below \$300,000 by year end, but it was still a milestone. Sherry added she had received the financial Review from the CPA and the review found no material issues with the accounting.

Bob made a motion to approve the Treasurer's report, which was seconded by Susan Towers and passed unanimously.

Old Business

- Covenant Violation – Flooring Coverage – Chris presented the Board with letter which had been sent to 33788 Walnut Grove, unit 4, in response to complaints about excessive noise coming from the unit which the complainant believes is caused by the unit not having 80% of the floors covered by carpet as required by the Covenants. Chris noted, despite numerous letters to the Owner, no response was received. He suggested a letter be sent from Mr. Hutt (Attorney) requiring that the owner verify if the Unit had the required carpet coverage. Sherry made a motion to authorize the letter, which was seconded by Jim and passed unanimously.

New Business

- Resignation and Replacement of Board Member
The Council is in receipt of letter of resignation from the Treasurer Paul Carey. Bob made a motion to accept the resignation and to name Donna Stone as a member of the council to fill the remaining term and to name Sherry Minear Treasurer. This was seconded by Jim and passed unanimously.
- Roof Proposal – Building 1
Chris presented a proposal for the replacement of the roof on Building 1. The Council discussed the need to replace this roof, which was installed in 1989. BZ Construction was one of two contractors discussed for the work.

Bob made a motion to have the roof replaced by BZ Construction, which was seconded by Susan Towers and passed unanimously.

- **Tree Invoice on Berm**
Chris reported a tree was unexpectedly removed due to a storm from the berm along Plantations Road behind building 12. The invoice was presented for payment to the Owners Association. However, the Owners Association questioned whether the Condo Association should instead be responsible. Both Chris Nichols and Paul Carey discussed the history regarding the division of landscaping responsibilities between the two organizations. It was agreed that the invoice would be split 50/50 and Chris will bring a clear aerial map of the development to the next board meetings so the boards can establish clear lines of responsibility to avoid future disagreements. Bob made a motion to accept this settlement and Susan seconded the motion. It passed unanimously.
- **2019 Landscape Contract** – The desire to change landscape companies was expressed by several Council members. Sherry made a motion to approve the shore Property Maintenance contract with the caveat that Chris Nichols could negotiate to a lower rate. This motion was seconded by Jim and passed unanimously.

Committee Reports:

- Architectural Review Committee - No Report
- Documents Committee - No Report
- Finance Committee - No Report
- Insurance Committee - No Report
- Landscaping Committee - No Report
- Nominating Committee - No Report

Property Managers Report - Chris Nichols

- **Sidewalk Replacements Buildings 14, 15 & 23**
Chris said sidewalks at building 23 had recently been replaced in front of Units 7 and 8 due to correct a major drainage issue. The sidewalks at Building 14 and 15 were scheduled to be replaced in the next 30 days due to complaints about uneven or damaged sidewalks.
- **Sidewalk Pressure Wash**
At the request of several residents, the Association had recently pressure washed numerous sidewalks at several buildings to remove dirt and algae.
- **Delay in Paving Crack Fill and Seal Coat**
Chris has been in touch with the contractor who performs pavement maintenance for the Association. The owner of the company has had surgery and therefore the projects will be delayed to the spring of 2019.
- **Street Light Repair – Building 1**
Chris said the street light at Building 1 which had been out has been serviced by Delaware Electric Cooperative and is functional again
- **Painting Buildings 3 and 19**
Per the contracts approved previously, Buildings 3 and 19 have been painted. Significant cedar had to be replaced at building 19 due to rotted wood.

Adjourn – Meeting was adjourned at 9:20