

The Plantations Owner's Association Board and Condo Council Meeting



Board Meeting March 20, 2015 7 PM Plantations Clubhouse - Lewes Minutes

The Plantations Owners Board: Board Members-Bob Dickey/President; Sal Somma/Vice President; Sherry Minear/Treasury; Jim Anderson/Secretary; Lisa Travis/Director - (Absent)

The Plantations Condo Council: Council Members-Sal Somma/President; Bob Dickey/Vice President; Sherry Minear/Treasurer; Jim Anderson/Secretary; Lisa Travis/Director (Absent)

Owners Forum (15 minutes)

Sign up sheet

Camilla Los talked about the Documents Committee. She wanted to let anyone know that they could make inputs on any issues concerning the Documents Committee. Documents will begin to be reviewed. One issue will be the voting procedures for the election to both the Plantations Owners Board and the Condo Council.

Call to Order Board/Council Meeting

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

- *Call to Order: Sal Somma called the meeting to order at 7:06 PM.*
- *Approval of Previous Meeting Minutes: The Previous Meeting minutes were approved. Bob Dickey made the motion to approve these minutes, Sal Somma seconded the motion. All Council and Board Members approved.*

Treasurers Report (Sherry Minear)

- *Checking and Reserve Balances*
- *Plantations Owners Association:*
 - *M & T Checking Account* \$3,104.53
 - *M & T Savings Account* \$42,178.55
 - *M & T Total Back Account* \$45,283.08
- *Budget vs Actuals*

Things are generally going well in what we are spending versus what we budgeted. On area where we have spent more is snow removal. We are \$200.00 over our budget here.

- *Delinquent Account report*

Nine owners were delinquent two months ago. Six were written letters by our Lawyers and paid up. The other three there is not legal way to get the money owed to the Association.

Sal Somma made the motion to approve this report. Bob Dickey seconded and the Board unanimously approved this report.

NOTE: Chris Nichols made a mistake in the amount of money the Unit Homeowners will have to pay in their quarterly bills. The result is that each Unit Homeowner will have to pay \$14.50 more per quarter for the last three quarters of this year. Chris will be writing a letter to each Unit Homeowner and Seascope will pay for this. The Condo fees were correct and therefore the Quarterly Bill will be the same for the last three quarters of the year.

Checking and Reserve Balances:

Condo Association Treasurer's Report:

- M & T Checking Account \$40,859.07
- M & T Savings Account \$145,482.07
- M & T Total Back Account \$186,341.14

Budget vs Actuals

As of 18 March 2015: Increases in our Insurance Rates and Snow Removal (\$2,160.00 over budget) costs were higher than budgeted. We will raise our deductible to keep Insurance Rates more in line with our budget.

- Delinquent Account report

\$3000.00 is outstanding. Two Condo Owners owe much of this outstanding bill, but they are in Foreclosure and we probably will not see this money.

Sal Somma made the motion to approve this report. Bob Dickey seconded and the Board unanimously approved this report.

New Business: Will be covered in the Committee Reports and the Property Managers Reports

Committee Reports:

- Architectural Review Committee (ARC) (Jim Anderson)

Jim Anderson reported that there was only one new Request made the past two months. This was for a gas fireplace insert in a Condo. The ARC approved this.

Ed Wulkyn has resigned. He and his wife Liz are moving. Bill Diest is now on the ARC. He headed the ARC for many years and The ARC is glad to have him back.

- Documents Committee (Camilla Los): This committee's work was discussed at the beginning of the meeting. The Documents will be going over our Associations' documents to make sure everything is updated. Camilla asked for inputs on any issue that community members might want to update or check out. The voting process for the election of Condo and Owners members will be updated in our Documents so both these processes are the same.
- Finance Committee (Sherry Minear):

Sherry Minear stated that the Finance Committee will be monitoring closely the Actual vs the Budget spending for this year. If adjustments have to be made then the Finance Committee will make recommendation to the Board and the Board will have to decide how to spend our limited funds.

- Flag Committee (Tom Terrel)

We have a new flag and it does look beautiful. The cost of a backup new flag would be \$659.00. If this current flag need to be replaced that is what it would cost the Association.

- Landscaping Committee (Elizabeth Wilkin)

Liz Wilkin will be retiring, as she is moving. Bob Dickey will be joining this Committee. Spraying will start when the weather get continual 50 degrees. Limbs on the ground from our hard winter are already being picked up.

- Nominating Committee (Ken & Nancy Brooks)

Ken and Nancy Brooks and Dave Labrecque came up with a process to make the election process for the Plantations Association's Condo Council and Owner's Board better. They met and developed a process for this year (2015). It is seven-page process that includes the following:

1. A letter to the "Plantations Owner). Includes both Condo and Single Family Homeowner. (Explains the Process)
2. Plantations Condominium/Owners Directed Proxy 2015
3. Plantations Single Family Homeowners Directed Proxy 2015
4. Plantations Condominium/Owners Ballot 2015
5. Plantation Single Family Homeowner Ballot 2015
6. 2015 Plantations Condominium Council Inc.; 2015 Plantations Owners Association Inc. Annual Meeting Announcement

After explaining this step-by-step process for our 2015 elections, Jim Anderson made a motion to use this process for the 2015 elections. Bob Dickey seconded the motion and the Board voted unanimously to accept this process.

The Board thanked Ken, Nancy and Dave for all their hard work.

- Security Committee / Gates

The gates entering and existing the Community were put to the "open" position during times of bad weather at times this winter. The mechanisms for the gates seem to be working well, but we are near the end of their life expectancy.

- Wastewater Committee (Bob Dickey)

Tidewater has worked at fixing and/or replacing the pumps and lift station all through The Plantations and the Plantations East properties. This was work required by the State when Tidewater purchased the Wastewater System from YMG. We should see our credits this quarter from Tidewater. Please check you bill to make sure you got your credit.

- Website (Lisa Adams)

No Report.

Property Managers Report (Chris Nichols)

Projects – Owners: Snow removal have cost to go over \$200.00 over our budget this winter. Also Insurance has gone up again, so we will be over budget in this budget line (Insurance has gone up all over the state, just a fact of life now). The Finance Committee will be keeping an eye on these factors in looking at Budget vs Actuals this summer.

Edging throughout the Community and working on the Fountain coming into the Community has started.

- Fountains to be Installed

Fountains to be installed: has begun as of March 20th.

- Entrance Sign Issues

Significant repairs are needed for our Entrance Sign In accordance with the Reserve Report. The Sign is falling apart. If we replace with Cedar it will be very costly. To replace with Cedar would be \$11, 000.00 not the \$2,600.00 in Reserve Report. If we use "man made" products instead of Cedar the cost would be much less. Chris felt the Landscaping Committee could work on this.

- New Flag

As reported before we are using a new Flag now. Question is whether we need to buy a backup Flag or wait until this Flag has too many cuts, etc., and needs to be replaced.

- Dumpster Signage

New Signs are now on the Dumpsters. Thanks to Camilla Los for putting this together. Camilla stated we need to educate the people here living in the Community to now follow what these signs say.

- Landscape Plans for Spring

Landscaping Committee has to start making plans on what will be accomplished this spring/summer season. Chris will bring these plans to the Board

Projects – Condo

- Roof Proposal – Building 22

We wanted to put the new roof on Building 22 last year, but put it off until this year. Cost: \$24,012.00. Sherry Minear made a motion to approve this, Bob Dickey seconded and the Board unanimously approved this motion. Ball Peen will do this work.

We still have to paint Buildings 3 and 9. Can we put this off until next year? Chris asked all Board Members to look at Buildings 3 and 9 and ask themselves if painting them is Critical nor Not Critical.

- Siding Proposal Building 7

Replace siding - Building 7. Cost \$28,995.00 by Ball Peen. Jim Anderson moved to approve this and Sal Soma seconded. All the Board members approved this action. This would complete all the Stucco work to be done for the Community. Sherry Minear asked how we would pay for problems discovered when this work was being done. The answer was we would take it from our "Operating Costs".

- Snow removal Efforts

With the snow removal being tested this winter Seascape found that Dennis Murray was a terrific asset. Dennis can remove all snow from the plantations with a Bobcat in four and a half hours. With out Dennis it takes two guys with trucks a day and a half.

- Noise Complaints

A complaint that a person at 18512 Bellgrove was using weight equipment at 2 or 3 in the morning was making too much noise.

. Found out the tenant called the person he was renting to and that the tenant was very sickly. "He said/She said" situation. Will look into further.

Old Business

- Parking Lot Use by Outsiders

Is there still a problem here? Community members have noticed people still parking in our parking lot by the Dave Marshal Community Center Building. Chris and Jonathan checked this out and found four cars in our parking area. Two were members of our community and the two others Chris was not sure whether they were members of the community or not. Chris will continue to monitor this. Chris reported that Dave Marshall is helping on this problem.

Owners Input (15 minutes)

Owner thanked individuals on Board for their work, but wanted to know what our process was for getting back to people who call in or email a problem. Obviously a Communication Problem. Board said they would answer this

Then another owner complained about not be notified when she complained about "stuff" being "stored" in a backyard for a great length of time. She notified the Board in late January and never heard from the Board until a week before this meeting. She also wanted to know about the steps we took to solve this problem. Why we did not "fine" this person and what steps did we take? The Board told this owner that the person was told to get the "stuff" stored in the backyard out of the backyard in two weeks or he would be fined.

Adjourn

At 8:24 PM Sal Soma motioned that the meeting be closed, Jim Anderson seconded the Board all voted to close the meeting.