

The Plantations Owner's Association Board and Condo Council Meeting



*Board Meeting May 15, 2015 7 PM
Plantations Clubhouse – Lewes*

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

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

MINUTES

Owners Forum (15 minutes)

Sign up sheet

At 0700 Bob Dickey called the Pre Meeting (Owner's Forum) to order.

- 1. Jack Travis pointed out that there was no weed whacking or trimming for the last two weeks. Also in front of Building 13 the grass was not cut. Chris Nichols (Seascape) said the grass in front of Building 13 would be cut the next day, Saturday, 16 May. Chris also stated that the Scott and Sons (Company that cuts grass and does the trimming and weed whacking) has had problems with employees. That is working itself out. Jack Travis also stated that he is concerned about who is managing this work. Chris Nichols assured him that he, himself, checks on matters at least twice a week and had been on the plantations at least six or seven times the last week.*
- 2. Nancy Brooks wanted the street signs on Bellgrove and Drayton Hall on both sides of the road. With the signs being on only one side of the road people would miss the streets, a very real problem for emergencies (ambulances, etc.). Paul Carey stated that we should check with County Regulations on how addressing is supposed to function. Chris Nichols said he would check and do the signs if County Regulations allow it.*
- 3. Bill Diest stated that Scott and Sons never sprayed the property across the street from his house. Therefore weeds and dandelions were growing there. Chris Nichols said that he would ensure that this is accomplished. Bill Diest also stated that trash in the cul-de-sac in the single family home area was being spread around. What are we going to do about this? The Board stated it would look into fining for this offense.*
- 4. Phyllis asked how often people look at the Single Family Home areas and who looks at the area. Chris Nichols stated he does and he looks at the Single Family Home area three or four times a week.*

Call to Order Board/Council Meeting: Bob Dickey called the meeting to order at 7:15 PM.

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

Condo Council Report – Sal Somma

- 1. All the Condo Buildings have been inspected and they are all in good shape*
- 2. Building 7 had a structural issue, which has been repaired. Two other buildings have slight settling, which will be taken care of.*
- 3. The siding on Building 7 (the LAST building that needs siding replaced) will be started by May 25th.*
- 4. Several trees in Orton Circle (Buildings 16, 17, 18 & 19) were in poor condition in the fall – affected by blight and treated, and considered for possible removal. They are now in much better condition. They will be monitored through the fall, when a decision will be made regarding their removal.*

Owner's Board Report – Bob Dickey

- 1. Irrigation Ponds (Ponds to the left and right as you enter The Plantations) were low. Kent turned on the pumps to fill up the water level. Water level is fine now.*
 - 2. Fountains: three of the four fountains are running well. The fourth fountain has electrical problems. This fourth fountain is being repaired at this time.*
 - 3. The Fountain at the entrance to The Plantations is not working. Chris Nichols will take care and get this fountain fixed.*
- Approval of Previous Meeting Minutes: Bob Dickey wanted to update the minutes to the March Board Meeting to reflect this in the Nominating Committee's section of the Minutes:
 - Bob Dickey recommended that the Board/Council allow a Directed Proxy to give all Owners the right to have their votes counted even if they are not present and to allow the Board/Council to conduct the rest of the Annual Meeting without them. He also recommended the Expansion of Nominating Committee Duties to include expanded efforts to ensure a quorum (51%) at the annual Meeting. He also stated that the Nominating Committee would be submitting revised Forms to the Board/Council before the Annual Meeting.**
 - Bob Dickey made a motion that the Board accept the March Minutes with the addition of the paragraph above. Jim Anderson seconded. The Board then approve the Minutes 4-0.*

Owners Treasurers Report (Sherry Minear)

- Checking and Reserve Balances*

Checking: 28,490.43

Savings: 42,184.01

Total: 70,674.44

Note: The Total Figure is up 6,700.00 from last year. We are trying to build our Cash Reserves up in case of emergencies (i.e.: Hurricane, Flooding, etc.)

- *Budget vs Actuals*

Most of the Budget vs Actuals look very good. We are generally under 50% for the year as we enter the six-month mark. However, Snow Removal was just over 100% because of the severe winter we just completed.

- *Delinquent Account report*

Generally this looks good. There are three individuals who owe approximately \$12,000.00. Liens have already been used.

Old Business

- *Nominating Committee Paperwork/ Changes*

A difference of opinion occurred in the Nominating Committee. However, in the end, the Committee and the Board agreed to go with the process that the Board approved last March. It was decided to use this process for the nominating and election process for 2015. After the elections changes can be made to the Nominating process. The Board wishes to publicly thank the Nominating Committee for all their hard work. Thanks to Bob and Nancy Brooks, Dave Labrecque, and Bob Dickey

New Business

- *Landscape Company Issues: Chris Nichols stated that the Landscape Companies have had troubles keeping their workers. There were many issues, but the result is that they have had fewer workers to work on mowing, trimming and week whacking in The Plantations. Hopefully these issues are being taken care of and we can go back to business as usual.*

Committee Reports:

- *Architectural Review Committee (ARC) (Jim Anderson)*

No new requests were submitted for last two months. However Jim Anderson stated that one Condo Owner had installed a Vent Exhaust that protruded out the front of his/her Condo and this caused concerns among her fellow Building owners that the exhaust could and would blow into the other Condos. Some research was done and the Sussex County Code states the following: "Exhaust Vents. Except as to previously existing and operating exhaust systems, no person shall construct, maintain or operate pipes, ducts, conductors, fan or blowers discharging gases, steam, vapor, hot air, grease, smoke odors, or other gaseous or particulate wastes so as to discharge directly upon abutting or adjacent public or private property of property of another tenant." Sussex County Code 75-11

Jim Anderson will call the owner of the Exhaust Vent to request that the owner move the Vent to go to a previous Vent that goes through the roof and will not blow into the other Condos in the Building.

Again, it was stressed that any changes to the outside of a Condo must be approved by the ARB.

- Documents Committee (Camilla Los) Camilla said she would split the members of the Documents Committee to work on the following "quality of life" issues:
 1. Absentee Ballot
 2. Communication Issues: Both from Residents to the Board and Seascape and the Board and Seascape to the Residents
 3. Dog Issues: Both dogs not on a leash and people not picking up after their dogs
 4. Unauthorized people parking in our parking lot by our dumpsters and recycling bins, and unauthorized people dumping trash in our dumpster and recycling bins. Would a camera be worthwhile here????
 5. Construction Materials, Sitting Lawn Mowers, etc. materials left in yards, particularly in the Single Family Home area.

One Board Member asked if the Documents Committee would follow the Documents Committee Responsibilities document and Camilla said yes.

- Flag Committee (Tom Terrel)

None

- Landscaping Committee (Nancy Brooks)

The Landscaping has started up again. They have looked at 18 Courtyards and have 6 more Courtyards to look at.

- Nominating Committee (Ken & Nancy Brooks)

Now that the decision has been made to stay with the Process approved by the Board at the March meeting, the Nominating Committee will meet with Chris Nichols and a letter will go out in six weeks to start this process.

- Security Committee / Gates: None
- Wastewater Committee (Bob Dickey): Shares from Tidewater to be given to all Plantations and East Plantations customers should get be applied May 15th. This share is estimated to be about !0.00 for each of the above customers. Tidewater signed a new agreement with Sharp, but we have not seen this new agreement. Tidewater has decided that because the agreement is between Tidewater and Sharp, we, the customers, are not privy to this agreement. More to come.
- Website (Lisa Travis): Lisa has gone to Vendors to try and get some advertising revenue by having them advertise on our Plantations Website. The cost to the vendor may be 350.00 with 40% going to Federal Taxes. Lisa hopes to finance Socials for the Community to be funded by the Website advertising.

Condo Treasurers Report (Sherry Minear)

Finance Committee (Sherry Minear)

The Condo Association Finance Report:

Checking and Reserve Balances

Checking: 41,879.11

Savings: 201,095.05

Total: 242,974.16

Note: This Total Figure is 130,000.00 more than this time last year. We are trying to build up our Reserves in case of an Emergency (i.e.: Hurricane, Flooding, etc.)

Budget vs Actuals

Generally things are on schedule here also. However we spent over 8000.00 over our budget for Snow Removal.

Delinquent Account Report

Generally we are in good shape here. However, three owe more than 21,000.00. Again Liens have been used here.

Property Managers Report (Chris Nichols)

Projects - Owners

- *Fountains Installed: As stated by Bob Dickey in his Owners Report one of the four fountains is out. Electrical Problems. This is being worked on at this time.*
- *Twice a week Recycling*

This is being looked at. It should prevent piles of recycling products outside of the bin. Hopefully this will be cost effective. It will cost us an extra 60.00 a month.

- *Entrance Sign Choices*
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The Community will decide what sign will replace the aging sign as you enter The Plantation. Homeowners will be given information on these signs on the Plantations Web Site and in the Newsletter. Then the Community will vote on which sign it wants to use at our Annual Meeting in Sep. At the Annual Meeting it will be down to two signs.

- *Speed Limit Sign Damaged*

One speed limit sign was damaged and has been replaced.

- *Streets Crack Filled/Painted*

Roads have been filled, and markers on pavement have been repainted.

- *Pond Fill Issues*

As stated in Bob Dickey's Owners report the Pond was filled to the correct level after the pumps were turned on.

- *Entrance Feature Problems*

The pumps are working now.

- *Gate Battery Back up Failure*

This problem has been taken care of. The backup has been replaced.

Projects – Condo

- *Inspection Completed*

The overall condition of the Condos is the best it has been in a long time. However some needs still have to be fixed. We have budgeted to fix these problems.

- *Siding Scheduled Building 7*

Stone to Hardy Plank begins May 25th on Building 7. In one unit in Building 7 a floor has dropped two inches. This has been fixed. In Unit 1, no structural damage has been found. Units 8 and 11 will get jacked up and the floor in one unit will be fixed.

- *Trees Removed Behind Building 16*

New trees were planted to replace the dying trees. Dying trees were removed and there is more to go.

- *Parking Lot Maintenance Proposal*

Boone Hall Road and Building 9. Blacktop will be filled and seal coated. Cost 3,125.00. Sherry made the motion that this be done and Jim seconded it. The Board passed with 4-0 vote

- *Building Painting Choices*

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24,000.00 was budgeted for painting Buildings 7 and 9. However, because of the severe snow this past winter money was taken from the above budget to pay for snow removal. Lisa made the motion to paint Building 7 and Bob seconded this motion. The Board voted 4-0 to do this for 10,450.00. That leaves Building 9. The Finance Committee will meet to try and see if there is money in other parts of the budget to paint Building 9 for 7,500.00. More to follow

Owners Input (15 minutes)

None

Adjourn: Bob Dickey motioned to adjourn the meeting, Jim Anderson seconded and the Board voted to adjourn the meeting 4-0.