

*The Plantations Condo Association Council Meeting
Board Meeting May 17, 2019, 5:30 p.m. - Plantations Clubhouse - Lewes*

Call to order: President Jim Anderson called the meeting to order at 5:30 PM.

Council members in attendance were Jim Anderson, Sherry Minear, Bob Blomquist, and Donna Stone. Susan Towers was absent. Chris Nichols of Seascape Property Management also attended.

Community Member Comment period lasted approximately 10 minutes.

Formal meeting began at 5:42 PM.

President's Report – Jim Anderson. Minutes of the previous meeting of March 15, 2019, had been distributed to the members electronically. Sherry made a motion to approve the minutes and Bob seconded. The motion passed unanimously.

Treasurer's Report: Sherry Minear reported she reviewed the Balance sheet and the Budgets vs. Actuals as of May 16, 2019. Budget vs. Actuals.

Expenses are all under as we are not even halfway through the year.

We are tracking well for this fiscal year.

Checking and Reserve Balances

Some of the capital monies will be used for paving projects this year.

2018 Review. David Nilsson, CPA, submitted an engagement letter dated May 16, 2019 to prepare the financial statements of The Plantations Condominium Association as of 12/31/18. The fee for his services is \$2,500. Motion to approve the Nilsson engagement letter for the annual review was made by Bob and seconded by Jim. Unanimously approved.

New Business

Irrigation Contract 2019.

Kent Holm prepared a proposal for irrigation maintenance.

The contract was reviewed by the members. Sherry made the motion to approve the proposed contract and Bob seconded the motion. Passed unanimously.

Sidewalk Repairs.

DryZone submitted a proposal to lift and level and seal the joints on the sidewalk at 18530 Drayton Hall Road in the amount of \$2,000. Proposal was reviewed. The sidewalk is a trip hazard. Jim made the motion to approve the proposal and Sherry seconded. Approved unanimously.

Building Paint Bids.

The proposal from NIS Services, LLC was reviewed. The \$56,500 proposal was to perform exterior power washing and painting of buildings # 1 ,5,11 ,20,22,23,24 and 25. Buildings 1 and 11 are entire buildings painted and buildings 5 and 22 are top halves of the buildings. Jim made the motion to approve and Bob seconded. Passed unanimously.

Paving Bids.

Two proposals were reviewed and discussed by the members: Jerry's Paving & Excavating dated May 17, 2019 for Boone Hall Road, Drayton Hall Road, and Hope Road; and SLS, LLC dated May 16, 2019 for Drayton Hall Road and Orton Circle.

A lively discussion took place and, again, some things were approved and some were not. A motion was made by Sherry and seconded by Jim to approve the \$8184 contract with SLS, LLC for sealcoat and crack fill for all of Drayton Hall Road and crack fill for Orton Circle.

Jim made the motion to approve and Bob seconded. Passed unanimously.

Committee Reports

Architectural Review Committee: Tom Minio is replacing Bill Acata on the committee. Jim made the motion to approve and Bob seconded. Passed unanimously.

Documents Committee. Paul Carey was absent. No report.

Finance Committee. Sherry discussed the need for she and Chris to set up an account for our reserve funds that will generate a better return on our principal. The concern in the past has been the FDIC insurance limit of \$250,000. Reps from Capitol One and Morgan Stanley have visited with Chris to discuss escrow accounts. The FDIC threshold is different for property managers. Sherry would like written opinions from "two Daves" regarding their opinion on this.

Insurance Committee. "We're good!" Dave Labrecque.

Landscaping Committee. Dee Holm was absent. No report.

Nominating Committee. Dave Labrecque will send a letter out on 7/5 to solicit residents to run for council.

Property Managers Report

Property Inspection.

Chris's report spreadsheet identifies the work that needs to be done. His lists are generated as a result of "walkabouts" of the entire community. He currently has 5 Seascope managers who are performing these inspections.

Crawlspace Inspections.

Dry Zone is currently inspecting all the crawlspaces. The Dry Zone tech is training someone from Seascope to perform these inspections in the future. This is an expense saving measure.

Orton Circle Stormwater Project.

The timeframe for this project has been moved to the fall.

Adjourn:

Sherry moved to adjourn the meeting at 6:34 PM. Motion seconded by Jim. Approved unanimously. Meeting adjourned.