

The Plantations Condo Association Council Meeting



Council attending were: Donna Stone, Jeanmarie Dolan, Susan Towers, Matt Stone, Gerri Clapp, and Al Faraldo. Sherry Minear was absent. Chris Nichols attended representing Seascope Property Management.

President's Report – Donna Stone

- Donna called the meeting to order at 5 p.m. as a quorum was present
- The Minutes from the March 19, 2021 meeting were approved

Condo Treasurers Report - Chris Nichols spoke on behalf of treasurer, Sherry Minear.

- Checking and Reserve Balances – The new, variable rate reserve account with Farmers Bank has been established. Sherry, Donna, and Chris are signors on the account. It has FDIC protection and it is anticipated the interest rate will soon be increasing. The total funds on the balance sheet are \$293,386.03: \$42,988.00 in the operating account and a total of \$250,398.82 in the two reserve accounts (\$117,597.94 in the M&T savings and \$132,800.88 in Farmers Bank of Willards).
- Budget vs Actuals: Cash flow is positive as we approach 50% of the year's spending. All expenses are tracking where they need to be. Items cited; Insurance has been paid in full, lawn care is on track, street light expense appears high, however, HOA will take over payment for the last six months of the year. CPA has been contacted to begin on the annual review which will be available for the July meeting
- Delinquent Accounts: There are few delinquencies. The three largest have been turned over to the attorney for collection
- The Treasurer's Report was unanimously approved

Old Business

- **Siding repairs in preparation for painting** – The work has started and there are no major issues on siding.
 - Building 24 is completed
 - Building 23 has work ongoing

- Building 12 is primarily touch up
- Painting is about two weeks out and there will be pressure washing. Should get through all in a couple of months.
- **Crawlspace Inspections** – Dry Zone report to Council identified dehumidifier replacements are required in 31 units for a total cost of \$44,331.75. This is a capital expenditure that was identified in the Reserve Study as an anticipated expense. The Dry Zone report also references that the crawl space doors on the majority of the units need to be replaced. This replacement is not part of the bid as this work would be done by a mason. The Council felt approving this expense at this time is prudent not only for the maintenance of the buildings but also for timely replacement and removal of the units. A motion was made and the expense unanimously approved with the caveat that Chris would assure the timely availability/installation of the units and attempt to negotiate a discount. Chris will bring proposals for replacing the doors to the next Condo Council meeting.
- **Building 19 Drainage** - Building is on a slab and there are issues with water pooling around the building. Rectifying this will necessitate installing a catch basin near the HVAC units and improving the grade. The cost for this work will be \$2,600 as per the Double E Lawn Care estimate. Double E has performed similar work in the community which was satisfactory. Council unanimously approved that Double E Lawn Care estimate.
- **Building 12 Covenant Violations by Owner** – Chris summarized the situation to the Council. There have been violations to Rules 6 (regarding pets) and Rule 7 (regarding trash) occurring over a period of four years by an owner. Starting back in 2018 and every year since, there have been multiple complaints and contacts made with this owner (letters, emails, phone calls and in person conversations) about these violations. The specifics of these violations include:
 - Tying a dog to a street light in the common area and leaving it unattended
 - Leaving trash on the driveway in front of the unit

The Council and Seascape have followed Delaware law in giving this owner notice(s). In as much as these notices have not changed behavior, and the violations continue, the Condo Council is within its rights to fine the owner. The Council unanimously approved a motion to impose fine(s) on the owner. As per the Rules and Regulations of the Plantations, a fine of \$100 has been levied for

each violation. The owner will be notified that if these violations are not rectified, subsequent fines will be \$200 for each occurrence. The owner will be offered the opportunity to appeal these fines.

- **Landscape Survey** – Survey was sent out via email and snail mail on May 14 and responses are due back June 7. Results will be discussed at the July meeting. Next steps are the development of an RFP for the next landscaping contract.

New Business

- **Gutter Replacement Proposals** – The first three buildings (#4, #5 and #6) are completed and we moving into the next three. Chris submitted a proposal by Gutter Guys for:
 - \$8,495.00 18490 Carters Grove Circle
 - \$5,350.00 18575 Orton Circle
 - \$7,668. 18615 Orton Circle #19
 - \$7,830. 18575 Orton Circle #17
 - \$5,329 18490 Carter Grove Circle #7

The Condo Council unanimously approved a motion to accept the proposals by Gutter Guys.

Committee Reports:

- Architectural Review Committee (ARC) Donna thanked Council members for prompt action to get the ARC projects moving
- Documents Committee (Paul Carey) No report
- Finance Committee (Sherry Minear) Sherry was absent
- Insurance Committee (Dave Labrecque) Not present. Donna reported all policies are renewed and paid, and all are below budget
- Landscaping Committee (Dee Holm) Not present. Chris reported email was sent to owners on May 15 requesting planting needs/requests.
- Nominating Committee (Dave Labrecque, Ken & Nancy Brooks) always encouraging people to submit resumes and bios
- Spread Sheet Committee (Jim Anderson) Not present. Donna directed Chris to send out a survey letter to all impacted buildings to ensure owners have replaced their polybutylene pipes as directed. The deadline for response should be 30 days from mailing so the Council has a status by July meeting

Property Managers Report - Chris Nichols

- No trespassing signs behind Orton Circle have been installed.

- Tree Replacements / Trimming
 - Pine tree behind Building #15 has been replaced
 - Magnolia on circle at entrance to Carters Grove has been planted and will be monitored to ensure survival
 - Trees on Drayton Hall will be removed. Cyprus Trees recommended some specific replacements to be installed in September. Jeanmarie suggested Condo Council review these recommendations and consult the residents prior to installing the replacement trees.
 - Landscape mowing and fertilization has started and the turf is looking good.
 - Kent has completed the startup of the irrigation system
 - Weeding will be given more attention starting in first week of June. Shrub planting will be in the fall.

The meeting was adjourned at 6:34 p.m.

Submitted by Susan Tower