

*The Plantations Owner's Association Board and Condo Council
Meeting*



*Board Meeting July 15, 2016 7 PM
Plantations Clubhouse - Lewes*

AGENDA

*The Plantations Owners Board: Board Members- Jim
Anderson - President, Sal Somma – Vice President, Sherry Minear –
Treasurer, Lisa Travis – Secretary, Paul Carey - Director*

*The Plantations Condo Council: Council Members are- Sal
Somma/President, Jim Anderson - Vice President, Sherry Minear –
Treasurer, Lisa Travis – Secretary, Chris Flood - Director*

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Owners Forum (15 minutes)

This portion of the meeting was opened at 7:05 PM.

Judy expressed concern over the landscaping done by Scott's Lawn Service. Shrubs, weeds and pruning not taken care of in a timely manner causing plants to die and mulching not done until way into season (2 months late).

Her concern is also around the planting of trees and bushes that are too big for the area and the cost to plant, and then later to remove is costing our association.

Also concerned that we cannot go outside of contract with Scott's if the work isn't getting done.

Flooding of her court and the repair was concerning, but happy it is being fixed.

Jim advised that other owners have expressed their concern and dissatisfaction with the landscaping.

Action Item – Identify Landscaping

Tom Kemper – Anyone overseeing who is completing the contracts when they are being done.

Chris informed that while they do meet with them to oversee, they don't watch everything they do. Seascape is in Plantations 4-5 days a week.

Dee Holm – Concerned about moving the dumpsters to her Cul De Sac. We advised that we are not moving.

Mona Folante – Also concerned about dumpsters. Had some suggestions.

Cathy – Also concerned about moving dumpsters

Call to Order Board/Council Meeting

This was started at 7:25 PM.

Jim Anderson made a motion to Call the meeting to order with Lisa Travis seconding that motion.

President's Report – Sal Somma (Condo)

- *After several weather delays, trimming and pruning has been completed.*
- *Drainage issues in Orton & Middleton Circle and Bldg 24 in Belle Grove Road being addressed and remediation to begin shortly.*
- *Bridge re-stained*
- *Landscaping Committee did a beautiful job for the flowers at the entrance*

President's Report – Jim Anderson (Owners)

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- *Parking Lot issue – Like for board to be more agile in addressing complaints*
- *Dave LaBreque and the Brooks worked with lawyer to make sure the process for elections is correct. Confirmed it was.*
- *Met with Nancy Brooks, landscaping committee has done a great job.*
- *Tom Minio's shed. Received permit from county*
- *Phyllis Lunneta – Wanted to know why we didn't put fencing around dumpsters. Didn't complete until we make final decision.*

Approval of previous meeting minutes

Sal Somma asked for a motion be made to approve the minutes. Sherry Minear made a motion to approve the March 18, 2016 Minutes, Jim Anderson seconded The board approved 5-0.

Owners Treasurer Report (Sherry Minear)

- *Checking and Reserve Balances*
 - *Checking: \$38,039.88*
 - *Savings: \$37,017.81*
 - *TOTAL: \$75,057.69*
 - *It is \$2,000 more than last year*

- *Budget vs. Actual*

60% thru year and most expenses tracking ahead of budget. Attorney's fees are tracking behind.

A/R Aging Summary – 91 and over \$15,000 is in collection and liens with letters being sent.

Jim Anderson made a motion to accept the Owners report, Sal Somma seconded, board approved.

Old Business:

Dumpster/Parking Lot Issue:

- *Discussion around moving the dumpster to the front of the parking lot and the labor and cost involved (\$4,500)*
- *Privacy fence cost us \$6,000*
 - *Multiple discussions by owners around use of parking lot, using tags when dumping trash, why are we*

considering doing away with parking lot when we paid all the money to put it in.

- *Need to notify Dave Marshall to stop using our dumpster for his trash.*
- *Dave L. brought up the point that Plantations East doesn't have dumpsters, and suggest that we take them out.*
- *Owner commented about video surveillance and send notice with fine to those who don't live in the community.*
- *Tom commented about people dumping from other communities. Suggestion about hiring security officer for about a week off and on to get the point across.*
- *Could we send another notice to Plantations East owners advising they are not part of this community.*
- *Chris made a suggestion that we enclose with a key access.*
- *Chris Flood asked if it cost us more to have the dumpsters picked up on more days than our scheduled pick up. Chris Nichols advised only when there is something large (-\$100).*
- *Parking lot an asset to the Plantations. Association needs to get a position from home/condo owners to decide what we want done with the parking lot.*
- *Camilla advised about the recycling container must be up front due to condos not having recycling totes.*
- *Sherry wants to know if we could put it in this year so that we capture it as an asset next year. We need to run a Cash Flow report.*
- *Chris Flood recommended that we not put up a fence, and just let the trash accumulate.*

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- *Two options for fixing the dumpster issue – Nothing or adding an enclosure.*
- *Sherry advised that fees would go up as we have to use operation budget and not reserve funds.*

Jim Anderson would like to make a motion for the board to do a study on where the dumpsters are currently and what type of fence with controlled entrance. Lisa Travis seconded. Board approved.

- *Jim wants to know how many owners care about other people parking in our lot.*
- *Bill D asked if we could get a portion of the tow away fee towards the Plantations.*
- *Lisa T. asked why the tow trucks haven't been out to monitor the parking lot.*

Lisa Travis made a motion to re-instate the towing policy not to exceed \$600 on the peak times of the day/week. Jim Anderson seconded the motion, Board approved 4-1.

Worthy Collection Efforts/Lawsuit:

- *Chris Nichols gave an update on the collection of monies from the Worthy Unit. Currently owed is \$19,520(condo), \$9,350 (owner).*
- *Federal Government has seized the property and taking inventory and cataloging.*
- *Should go to auction this fall if everything follows course.*
- *We can proceed with collections from Mrs. Worthy as she has no liens against her, only Mr. Worthy.*

- *Building is on Boone Hall Road and they are original owners.*

Forman for Scott's

- *Nubi and Gus are the new managers and Seascope has met with them.*
- *Chris is drafting a letter with our concerns for board to review.*

NEW BUSINESS

Drainage issues being addressed in order to facilitate correction:

1. *Parking Lot in Bldg 1.*

2. *Carter's Grove Circle, Right hand side. Parking Lot in back*

3. *Bldg. 9 – Water off edge of parking lot*

4. *Belle Grove – End of entrance to bldg. 24 around to 23 ***

Hold until we resolve the issue with garages flooding as part of the fix for bldg. 24. This will be incorporated in the bid.

5. *Middleton Circle – 33935 water needs to drain into dry basin. New Pipe installed. 33955 (bldg. 15) Left hand side water runs toward building and into parking lot. 8' section of pipe and stone to pull water away from homes.*

\$5,728.75 to come from Capital.

Jim Anderson made a motion to approve the funds to fix the drainage issues with the exception of #4. Sal Somma seconded. Board approved.

Pruning of Trees

- *Have a proposal to prune trees and bushes.*
 - *Orton Circle and Middleton circle, along with around the ponds had the most trees considered hazards. Either tree or property was in danger if something happen.*
 - *Proposal is to remove, thin, structural prune where needed.*
 - *Center of Orton Circle, Around the building - \$2,400, Middleton Circle \$2,400, open space around the ponds - \$3,000*
 - *Proper pruning per the study that was completed by same firm.*
 - *Cost shared with Owners (pond), overspend by \$700.*

Jim Anderson made a motion to approve the pruning of trees and bushes, Lisa Travis seconded, board approved.

Merestone, engineer proposal

- *Orton Circle – Install pipes to create a center island drain. Dry basin.*
- *Belle Grove – Bldg. 24 has a decline that water runs toward building. Garages fill with water during rain storms. Proposal is to remove bump, and raise the ground that goes toward building with several drains to run into woods.*
- *Bldg. 23 – Proposal is to get water to drain onto side of building away from the homes.*
- *Full size plans will be available for board to review to make a fully educated decision on all of the proposals. Engine will be on sight to answer any questions.*

Insurance Claim

The covenants state that Unit owners are responsible for repairs inside their home or damage to others.

This has been the case for 20 years; however, there is a claim that has been brought forward against the Plantations insurance and our insurance company states there is a grey area and feels they should pay.

This will significantly increase the insurance, and Chris N. would like to know if we authorize him to bring this up to Mr. Hutt for review.

Jim Anderson makes a motion that the board doesn't agree with the insurance company, and advises Chris N. to get input from Dave Hutt. Lisa Travis seconds the motion. Board approved.

COMMITTEE REPORT

Architectural Review Committee (ARC)

Three requests:

*Luann Lowe
Mr. Kostas
Sherry McKee*

We approved two, and need approval for third.

Sherry McKee's request is to put tile in her sunroom.

Paul Carey feels that this should not be governed under the ARC and shouldn't be voted on.

Chris would like to know how we plan on enforcing 80% carpet covering on second floor units.

Sal Somma made a motion to approve, Jim Anderson seconded. Board approved with Paul Carey Abstaining.

Bill Diest asked if watercraft is allowed to be stored in backyards. Chris N. will send letter to Mr. Kostas.

Paul Carey made a motion to have David Hutt review the section regarding flooring on second floor needs to apply for ARC review, Sal Somma seconded. Voted down. 4 Nays, 2 Yays.

Jim Anderson feels that there is no need to have an ARC since everything needs to come before the board for approval.

Paul Carey stated that there is nothing in the covenants that states an ARC or ARB; however, if the board wants to give the responsibility to the ARC/ARB they have that right.

Jim Anderson made a motion to do away with the ARC feeling it is not needed, no one seconded so motion died.

Chris would like to know how we plan on enforcing 80% carpet covering on second floor units.

Lisa Travis made a motion to keep ARC in place as it has been running for the last 15 years. Jim Anderson seconded the motion. Board approved.

DOCUMENTS COMMITTEE

ARC Application – review changing the application to be more inclusive. Reviewed Plantations East application.

Paul Carey makes a motion to combine the application of Plantation and Plantations East and that the final document be brought to next meeting. Jim Anderson seconded. Board approved.

Action Item – Jim and Paul to work on application.

FINANCE COMMITTEE

Nothing to report

FLAG COMMITTEE

Tom wants to fly a Marine flag underneath.

LANDSCAPING COMMITTEE

Entrance – ordered five more mops from Scott's to be placed in the front. Take some grass from one side of the guard house and move it to fill in the space behind the mops.

Carters Grove – Sent request to Scott's. They cannot get the plants we need so they are going back to drawing board.

Circle rose bushes have been sprayed and are not dead.

Scott's Landscaping – Nubi is in charge of mowing. Need to watch to see if they are cleaning everything when finished mowing.

Trimming – Agreed that they will remove weeds in all trees and shrubs.

Proposal for a Plantations on site crew that will be given a list of ongoing needs so that items can be addressed on a timely basis.

Need to fertilize azaleas and roses. Do not trim azaleas. Only trim the offshoots of the mops.

Bushes to be removed are marked with orange ribbons. This will be done after trimming and pruning is done.

Mulching was not thick enough and not good quality. Done way too late.

Courtyard restorations:

Nextdoor Plantations have sent in several complaints.

Bldg. 20 – 2 White Dogwoods planted, 1 pink in garden

Bldg. 21 – Weeping Cherry Tree Trimmed back, Evergreens planted.

When planting, put plants in ground in pots

Bldg 15 – Crepe Myrtle trimmed back

Bldg 9 – Cryptomeria – Removed one that was covering a window

In general, not please with outcome of courtyards. Either overplanted or sparse. Scott's is taking too long and the cost is

extremely high. Not enough workers. Understaffed, Underqualified, and understaffed.

Rick – Bldg. 6 would like to know if all of the neighbors in the condos put a plan together for bushes/plants and they bring it to the board, would they approve so that they can do the work and buy the plants themselves.

Lisa T. advised that if they bring the proposal to Nancy, she can bring it to the board for approval.

NOMINATING COMMITTEE

Three open seats on condo and owners. Letters will be going out in August and need resumes.

Document was worked and reviewed with David Hutt.

Ballot should be given to someone who will be at meeting.

SECURITY COMMITTEE

Nothing to report

New gates are working great.

WASTEWATER COMMITTEE

Nothing to report

WEBSITE COMMITTEE

Meeting dates were added to website and calendar.

CONDO REPORT

Condo Treasurer Report (Sherry Minear)

- *Checking and Reserve Balances*
 - *Checking: \$40,755.92*
 - *Savings: \$209,517.43*
 - *TOTAL: \$250,273.35*

- *\$48,000 over last year*

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- *Budget vs. Actual*

60% thru and most are under with the exception of legal due to several issues.

- *Aging Summary*

- *Balance is \$105,000.*

Four owners 91 and over – one federal case, one bankrupt, remaining have been notified.

Sal Somma made a motion to accept the Treasurer's report. Jim Anderson seconded the motion. Board approved.

PROPERTY MANAGERS REPORT

Trimming around the ponds.

Staining of the bridge.

Walkway have arms that protrude and people are checking to see what needs to be repaired. Routine maintenance.

Rose issues – monitoring

Inspections – Annual walkaround.

- *Refer to packet handed out at meeting*

Buildings are in much better shape than previously reviewed.

- *Two buildings are left that need roof.*
- *Couple pavements need to have cracks sealed*

Plan is being executed on track and in order of priority.

Belle Grove Inserts have been addressed.

Pressure wash Bldgs 1,2,17. Painters will pressure wash buildings they are going to paint.

Stained steps at Bldgs 4,9,20, Painted concrete at Bldgs 1,4

Gutters cleaned at Bldg. 4,6,1,13,14,15

Bldg. 22 – Removed leaning tree due to hazard issue

Seal Coat Bldg. 1 delayed until contractor can get out

Orton will be re-stripped

Roof replacements – 1,19

Sherry Minear made a motion to adjourn,

Jim Anderson seconded the motion. All approved

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