

The Plantations Condo Association Council Meeting



Board Meeting July 17, 2020 5:30 PM – Online Meeting

Minutes

President Jim Anderson called the meeting to order at 5:31 p.m. Others attending were Donna Stone, Vice President, Sherry Minear, Treasurer, Susan Towers, Secretary, and Members at Large; Jeanmarie Dolan, Gerri Clapp, and Al Faraldo. Chris Nichols attended from Seascape.

President's Report – Jim Anderson

- The minutes were unanimously approved from the last meeting.

Condo Treasurers Report - Sherry Minear

- **Checking and Reserve Balances:** Operating checking account has \$30,316.53 and the total reserve balance from the two accounts is \$299,960.74. The Treasurer was proud to report these balances as she and the council have worked hard towards this achievement.
- **Budget vs Actuals:** through July 13, we are halfway through year; most expenses trending on spot. There isn't a lot of variation; insurance we paid; have some more payments; that will actualize to amount budgeted; irrigation under budget, but starting to catch up. Landscaping budget on track. Grass cutting is where we should be; pest control – went over because of termite inspection; plan to absorb that. Painting is going to start. Total expenses at 60% which is good.
- **Delinquent Accounts:** (Aging summary) We have some areas where people are over; all in a collection process. A lawyer will contact them and will put liens on their property. Chris added that the courts are open and the collection process has started back up. Court docket backed up. At present, there are five owners in arrears.
- Gerri wanted to know if we are doing anything controlling mosquitos? Chris, answering, said the state controls mosquitos and that in general Plantations owners have not wanted to have the extra spraying of chemicals in the development. The board accepted the treasurer's report.

Old Business

- **Fall plantings:** Donna said that we should stay within our budget every year and that we've done a nice job. She reported that Dee Holm (chair of the landscape committee) was able to take care of everything on the owners' wish list in budget, though we never will be able to do everything in one year. Gerri said she wants work done on Orton Circle, such as to clear out the dune grass and the low-lying junipers. She said the juniper looks pathetic, and that the process to get anything done is slow. Jeanmarie said the board should make sure that the requests from owners to do plantings are prioritized. She added that Orton Circle is an eyesore. Chris explained that the present list of submissions for

plantings was created and tabulated from the requests that Dee put together after contacting all condo owners. Her system has worked so well that Seascapes has introduced it to other developments it manages. The list was then sent to Sullivan's and Shore for bids. The list contains: 4 golden mop cypress; 2 rhododendrons; 2 red rose bushes; 1 arborvitae bush; 1 crepe myrtle (type to grow to 20-30 ft); 1 Limelight Hydrangea (or at least a white Hydrangea); 1 nandina; 1 red azalea; 4 - red maple trees (*Acer rubrum*). Chris explained that once we get bids, we will know what's left. He is aware of Gerri's concerns about Orton Circle. Jim directed Chris to make sure that Gerri's concerns are documented in their spreadsheet. He also directed Gerri to email her concerns to both-himself and Chris.

- Polybutylene pipe in Building 4: Chris reported that there was a pipe break in building 4, which caused a significant cost to the owner in damage, as well as a high-water bill. By way of background, he explained that the situation dates back to the early '90s when polybutylene pipe was in use. It was discovered that the glue holding the polybutylene pipe connections deteriorated overtime and resulted in leaks. The use of this kind of material was discontinued and a nationwide lawsuit ensued. Plantations management discovered there were buildings with polybutylene pipes six months after the national compensation fund established by the suit ran out of money. At the time, the council notified owners in the buildings involved. A claim against the Plantations insurance company caused it to move to terminate our policy. The council obtained a new policy with Lloyd's of London while the affected owners replaced the defective pipes at their own expense. The owners had to prove they had replaced the polybutylene pipe before the HOA could obtain insurance again. Come to current time, it appears that some unethical plumbers did not completely remove all the pipes. They replaced the pipe in the condos, but not in the crawl spaces. The recent leak in Building 4 was in the crawl space. Chris advised that all buildings built in the early '90s in Plantations should be inspected. The board authorized Caswell Plumbing to submit a bid to inspect all the other buildings where they may be an issue are buildings 1,3,4,5,6, and 7. These inspections will be done by a licensed plumber and documentation sent to the council. Sherry asked if there is any recourse from the unethical work done. Due to the passage of time, there is no remedy available. Laurie Bronstein, the owner in Building 4 whose unit is currently involved, received a \$3,000 quarterly water bill. Laurie said the condo association has to coordinate the repair to make sure all units are inspected. If every owner does not perform the repair, the building is in jeopardy. Chris agreed that the association has to ensure the work is done, however, the unit owners are responsible for making and paying for the repairs. Sherry said we all know certain people are more responsive than others and that she is concerned for the insurance risk if everyone does not participate. In other cases, we have had the association do the work and then bill back; The HOA must ensure compliance with the removal of these pipes for insurance reasons. Al said we need to be proactive. Chris said for liability reasons, the association cannot be responsible for picking/recommending a vendor. The unit owners must pick their own contractor. Jim said a letter must be written and sent to all owners in the buildings built in the early '90s, and does not want the association to be liable. The letter needs to go out soon. A group of people, including Donna Stone, Jim Anderson, Al Faraldo, and Jeanmarie Dolan, planned to meet on Monday, July 7, at Laurie Bernstein's condo to prepare the letter. They will draft a letter to go to the

residents of building 4 and then based on the results of the inspection additional letters will be sent to other affected buildings.

- Dryer vent problem that could cause a fire; Jeanmarie discovered that many condos in certain buildings have dryers that are not vented safely. She discovered it when she was assisting her upstairs neighbor with their annual HVAC servicing. The technician advised that he could not clean the clothes dryer vent because it was the old style accordion venting material which would break if he cleaned it, further, the dryer was vented into the attic crawl space, not the exterior of the building as is required by current building code. She voiced concerns that this situation was a safety hazard that might exist in several buildings. Jim instructed Chris to visually check every building. Chris also noted that Seascape has consistently, each year, reminded every condo owner to make sure that their vents are open and not obstructed.
- Amendment 8 – Jim reported that the lawyer removed a sentence in Amendment 8 without being instructed to do so by the board. He wants to change the wording in the amendment back to what the board had approved.
- Activ report: While doing regular pest control work, Activ discovered mold and mildew in crawl spaces of some of the buildings. Donna said Dry Zone, which has been contracted to monitor crawl spaces, should have reported it. After reading the five-page report, she was concerned that Dry Zone did not catch the problem. What are they doing? Missing mold, standing water, leaking pipes. It concerned because Dry Zone is a highly regarded company, Jim instructed Chris to talk to Dry Zone? Donna directed Chris to show Dry Zone the pest control report from Activ. The council passed a motion to have Chris coordinate with Dry Zone and to report back to the council.
- Emergency procedures: Jim instructed Chris to alert owners about emergencies, and that emergency information should be available on the website. Al said that the community should have a plan, and that he would work on creating a community phone tree.
- Unapproved Patio at Building 5: Donna said it's still there. The deadline was July 3 for its removal. Chris said someone needs to make a motion to have patio removed at owner's request, and then give another date. We can have someone remove it and put it on their account. Gerri made motion August 1st deadline. Donna asked if that were possible and Chris confirmed the board can do that. Board members discussed how many owners of downstairs units with doors out of their porches have all kinds of things outside their porch doors: chairs and grills, to name a few. What was the difference between those and the unapproved patio? Chris said that the owner had removed the beds of plantings, which are common property, and then installed a patio on that common ground, in effect destroying common property. Donna pointed out that the patio was still there two weeks after the deadline given by the board to have it removed. The board voted to send a letter to the condo owner informing her she had to remove the patio before August 3, or the association will remove it at her expense. Jim abstained.

New Business

- Tree Diagnosis – Chris reports that we have a few trees that are either diseased or dead. One tree at Building 14 needs help at \$250. A large pine at building 9 was killed by pine beetles. An arborvitae is dead and needs to be replaced, total cost; \$2,140. The board approved.
- Termite: Live termites in Jim's building #5. The cost is \$3,200 to treat the building. The board approved hiring Activ to get rid of the termites.

Committee Reports:

- Architectural Review Committee (ARC) - Tom Minio; No report
- Documents Committee -Paul Carey: No report
- Finance Committee - Sherry Minear: Report mentioned earlier
- Insurance Committee - Dave Labrecque. No report
- Landscaping Committee - Dee Holm: She provided the fall planting list to Chris
- Nominating Committee - Dave Labrecque, Ken & Nancy Brooks; Reminded everyone of the July 24 deadline for nominations.

Property Managers Report (Chris Nichols)

- Repairs and Painting – Buildings 13 and 15 – ongoing work; expect to be completed by end of August.
- Gutter Issues and repairs – working on gutters in the development. Building 4 and Carters Grove.
- Step Repairs
- Pressure Washing – The back of Building 2

Gerri brought up the issue of illegal dogs. She said that the people in unit 8 of 18575 Orton circle have three dogs that constantly bark. The Plantations regulations say there can only be two dogs in a condo unit.

Jeanmarie reported that the Plantations Owners Association is sending out a survey regarding the renting of houses and that perhaps the Plantations Condo Association should coordinate with owners board to do the survey. Chris said he would let owners president Dave Labrecque know that the Condo Association wants to participate in the survey effort.

Jim made a motion that we create an issues committee, which he would chair. The board unanimously approved.

The meeting was adjourned at 7:32 p.m.