

The Plantations Condo Association Council Meeting
Board Meeting July 19, 2019, 5:30 p.m. - Plantations Clubhouse – Lewes

Community member comment:

Dee Holms, landscaping committee chair: Announced she has sent a letter to all condo owners about the fall plantings and gave them the opportunity to request what plants and trees they would like around the areas of their condos. She asked that those bringing requests should get consensus for their immediate neighbors so that everyone is in agreement to any changes.

Irene Sorocco; Question about routine maintenance. Small problem areas on the exterior of building 13 that could get worse. The building needs paint. Chris Nichols from Seascope (property managers) noted the building has shingles and said Seascope is monitoring the condition of the building. He confirmed the condo association is responsible for painting the front landing and the railing.

Jeanmarie Dolan and Richard Massella: Gave board members a handout. Asked board members to review the memo and take into consideration some of their concerns regarding a leak on their porch, to damage and to potential damage. They said they needed a resolution because there is a leak in porch and wanted to know who pays for it. Chris Nichols said the cost is shared between the owner and the condo association. He said work to resolve the problem would begin quickly.

Call to Order:

Attending Bob Blomquist, Donna Stone, Susan Towers, Jim Anderson, Sherry Minear

President's Report – Jim Anderson

- Call to order: 5:35 p.m.
- Approval of previous minutes: Bob made a motion approve the minutes, Donna seconded and the motion was passed unanimously.

Treasurer's report – Sherry Minear

- Checking and reserve balances \$51,839.02 and \$337,390.05 – we are doing a lot of work on the condos so the reserve balance will go down.
- Budget vs. Actuals- 60% through year; haven't done tax work yet. Everything else is about 50%; all running the right place. No expenses over budget; looking good to come in on or at budget.
- Delinquent accounts: (accounts receiving aging summary) some 61 and 91 days over; dealt with liens and attachments. Will continue to pursue larger accounts. Seascope property manager Chris Nichols added that everyone with significant balances have been taken to

court. Chris gave a definition of liens = said that after 2 or 3 quarters behind, a lien is attached, which is a passive action. When we seek a judgement, the owner's credit is seriously hit and we are better able to collect what we are owed, and that includes the initiation of a sheriff's sale. After discussion regarding the importance of acting to get debts paid before they get too high, a motion was made by Sherry to move toward court/judgement action after an owner is 90 days in arrears. Bob seconded the motion it was passed unanimously.

Bob made a motion to approve the treasurer's report. It was seconded by Donna and passed unanimously.

New business:

- Paving; Chris – The board discussed the two bids for the paving projects on Boone Hall, Drayton Hall, and Hope roads from Jerry's Paving and George & Lynch. Sherry made a motion to accept Jerry's bid. Jim seconded the motion and it was passed unanimously.

Committee Reports:

- Architectural Review (ARC) Tom Minio. Board members discussed that emails about decisions made between board meetings need to contain the legal wording.
- Documents. Paul Carey. No report.
- Insurance. Dave Labrecque. Paid.
- Landscaping. Dee Holms. New stones have been put down and we'll talk about the retaining wall in the owners meeting to follow.
- Nominating: Dave Labrecque, Ken & Nancy Brooks. We have names of owners who want to serve on the board and will be sending letters out to owners to vote.

Property manager's report: Chris Nichols

- Crawlspace inspection – Dryzone installed dehumidifiers. Seascope inspected all of them.
- Replacements of humidifiers Find 4 dehumidifiers that weren't functioning. Corrected wire issue. Three had failed and are being replaced. Took down all filter sizes; once we get through this spell will replace all of them.
- Orton Circle stormwater project: work starting next week. Will be messy; it will take a week or so.
- Building 21 sidewalk leveling: sidewalks unlevel; leveled, put expansion joint; expandable chalk. Company agreed to come back and do the rest at the same building.
- Building 15 sidewalk replacement: sidewalks were crumbling or bad concrete. Good portion were replaced. Drainage issue corrected.
- Building 9 sidewalk replacement and drainage repair: replaced and fixed. We realized water was flowing in certain directions so used a creative and inexpensive method to fix the problem.

- Siding replacement/painting = buildings 1,5, 11, 22: They started painting on 11, eventually stained.
- Step rebuilding – buildings 1 and 11; will be done as part of that process.
- Parking lot work, buildings 9, 16-19 and 20-22: seal coating and crack filling – 9: have been pulling weeds. 16-19 – crack filled, 20-22 and 10 all seal coated and crack filled and stenciled
- Building 15 Planting bed clean up and mulching: behind 15; homeowners complained about jungle; all nicely mulched and cleaned out.

Comments by President Anderson: When asked to run for president, he said his focus is to make the board more responsive and he is still trying, asking for emails from owners with complaints so he can keep track on a spreadsheet. Today there are 56 items on the sheet and many have been resolved. Board members discussed a request from one owner for bike racks and the board decided not to have them.

Condo owner Celeste Beaupre, who lives in Building 2, brought up concerns about ivy being problematic. Her concern was turned over the landscaping committee, which will work with Seascape to resolve.

Adjourn: at 6:20 p.m.