

MINUTES – ANNUAL MEETING – 18 SEP 15

**The Plantations Owner’s and Condominium Associations
The Plantations 2015 Annual Meeting
September 18, 2015 – 7:00 PM
Plantations Clubhouse – Lewes, DE 19958**

Minutes

The Plantations Owners Board: Board Members – Bob Dickey / President, Sherry Minear / Treasurer, Lisa Travis / Director, Jim Anderson/ Secretary, Sal Somma (Absent)

The Plantations Condo Council: Council Members –Bob Dickey/ Vice President, Sherry Minear / Treasurer, Lisa Travis / Director, Jim Anderson / Secretary, Sal Somma (Absent)

Verification of meeting notice / quorum

Meeting notice, 28 Aug 2015. Dave Labrecque of the Nominating Committee verified that we had a quorum for our Annual Meeting. The “Proxy Process” that the Nominating Committee used for this election process has proved to be very successful.

Ken and Nancy Brooks, Dave Labrecque, and Bob Dickey (members of the Nominating Committee) were thanked for all the hard work they accomplished for this successful quorum process

• **Call to Order**

This is the Plantations Annual Meeting. Sal Somma, the Condo Council President was not present, so Bob Dickey, the Owner’s Board President and Condo Council Vice President will run the meeting

• **Meeting Format**

Jim Anderson called the meeting to order. Bob Dickey seconded and the Board voted 4-0 to call the meeting to order

- **Approval of September 2014 Annual Meeting Minutes**

Jim Anderson made the motion to approve the September, 2014 Annual Meeting Minutes. Bob Dickey seconded and the Board again voted 4-0 to approve these minutes.

Treasurers Report (Sherry Minear)

OWNER’S BOARD

- Checking and Savings Balances
Checking: \$15,526.39
Savings: \$39,107.41
Total: \$54,633.80
- Budget to Actual (YTD)

Increase in Insurance Rates and Increase in Snow Removal. However, overall, the Budget to Actuals doing very well.

Condo Council

Checking: \$13,383.93
Savings: \$169,526.84
Total: \$182,910.77

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- Budget to Actuals

The Condo Finances are in very good shape. Insurance rates are a major problem headed into next year. Snow Removal was also over budget last year. However, overall the finances for the Condo Council are in very good shape.

President’s Reports (Bob Dickey and Sal Somma)

- Bob Dickey (Owners Board)

New Entrances Gates have been purchased and are working very well

Two parking passes have been mailed to all owners. This should help to clear up violators who are dumping into The Plantations’ trash and recyclable bins. It also will help to identify people who are parking illegally in the parking spaces by our trash and recyclable bins.

New Plantation Signs at the entrance to The Plantations will be voted on tonight.

There will be a meeting of the Finance Committee to construct a Budget for next year (2016).

- Sal Somna (Condo Council) (as read by Jim Anderson)

“I am very proud to look back at another very successful and productive year for the Condo Association and the community. Chris Nichols will be giving you the specifics on the accomplishments for this past year in his Property Manager’s Report, so I don’t feel it’s necessary for me to go into those details.

As I said in my Bio-it is nice to see the completion of several major projects that took place over several years. We now move on to other areas in our community that need attention.

I would like to publicly congratulate our Treasurer, Sherry Minear, the Finance Committee; and Chris Nichols for their wise planning and excellent budgetary decisions as we now look at a Reserve Balance that is about double what it was last year at this time. We are certainly on the right track and our community is in very good financial condition.

I also want to publicly thank our Owners’ Board President, Bob Dickey for his dedicated service to the community as a Board member and as our point person in the Waste Water Treatment ownership transition. We will certainly miss Bob’s presence on the Board, but I know we can count on his excellence and persistence as he continues work with the Waste Water and other Committees.”

Election of Board/Council (Chris Nichols – Seascope / David Lebreque, Ken and Nancy Brooks)

Bob Dickey turned the meeting over to Chris Nichols for the Election of Board/Council members. Chris had Dave Labrecque tell the Annual Meeting how the Nominating Committee with the help of many Community members helped to make this election process the smoothest in recent history. Dave thanked everyone in the community for helping with the process. The fact is the Nominating Committee (Ken and Nancy Brooks, Bob Dickey, and Dave Labrecque) did a terrific job.

This election turned out to be an uncontested election. Therefore Paul Carey and Lisa Adams were elected to the Owner’s Board. Bob Dickey has retired. The Board must look to replace Bob on the Condo Council. This is a Board responsibility.

Committee Reports

- **Architectural Review Committee (ARC) (Jim Anderson)**

Jim stated that there have been seven requests for the ARC since our last meeting. The ARC has approved six of the seven and will be looking at the seventh in the next couple of weeks.

- **Documents Committee (Camilla Los)**

The Documents Committee has already identified what changes are needed to make the Proxy Process legal for the Condo Council.

Camilla Los is resigning from the head of the Documents Committee as of 18 Sep 2015. The Board thanked her for her work on the Documents Committee and her tireless work on Recyclable Matters for the Community. Camilla has done a terrific job for the Community.

- **Finance Committee (Sherry Minear)**

No Report at this time of the meeting. Sherry Minear made a report earlier in this meeting.

- **Flag Committee (Tom Terrel)**

Tom Terrel likes the new flag that we are using now. He feels it looks great!!

- **Landscaping Committee (Nancy Brooks)**

There are numerous projects that have been identified. These projects include Buildings 24, 15 and 21, Building 23, new signs and projects at The Plantations Entrance, and the removal and addition of plants throughout the community. However, money (budget restrictions) has been a problem. If something comes up concerning Landscaping, how are we going to pay it? Nancy and Pat Torelli have met and come up with this Draft Landscaping Process to try and solve this cumbersome, but big problem.

Finally, Nancy Brooks again stressed if anyone is going to plant anything themselves, do the planting in POTS. DO NOT PLANT ANYTHING IN THE GROUND.

Here is the Draft Landscaping Process:

1. Designate Areas/Buildings to be Landscaped
2. Design proposal would have a list of plants and materials to be used
3. Approximate start and finish time of the Project
4. Total cost of the project and how the project would be paid for.
5. The Landscaping Committee would then approve the project, make suggested changes and / or other suggestions

Jim Anderson suggested having a meeting with the above starting point to help “pull together” the entire Landscaping Process. Chis Nichols suggested a meeting 30 minutes prior to the next meeting. Other ideas were mentioned, but no firm meeting time was established.

- **Nominating Committee (David Lebreque, Bob Dickey, Ken & Nancy Brooks)**

As stated earlier, this Committee did a terrific job in the 2015 election process. Congratulations was again stated from the Board to the Nominating Committee

- **Waste Water Committee (Bob Dickey)**

Bob Dickey stated that both The Plantations and Plantations East will get their Credit from Tidewater at the next bill. It will be approximately \$11.64 for each owner. The next credit should come in the bill right after our Oct, 2015 payment. We shall see.

We still do not know what the new agreement between Tidewater and Sharp (Propane Company situated on our property) is. Tidewater has not told us what the new financial agreement is at this time.

- **Website (Lisa Travis)**

Lisa stated that all information on our Website has been updated (Board Members phone numbers and email addresses). Lisa is still trying to get businesses to advertise on our website. Money made from this advertisement would be used to pay for social events

Property Managers Report (Chris Nichols)

2014-2015 Community Accomplishments

- **Building 7 Siding Replacement:** This is the last Building to get siding replacement.
- **Painting of Building 7**
- **Building 21:** New Roof
- **Building 10:** Major Structural Repairs: Water getting to the foundation. Eve reconstructed

- **Building 7:** Major Structural Repairs: Sag in the middle of the building was repaired
- **Buildings 5, 10, and 17:** Major Siding Repairs: Get wood up, we will paint next year.
- **Building 15 and 21:** Landscape Projects -Completed
- **New Gates** (Entrance and Exit): Working well. Reduced Price and similar gates at other areas have been working well for 12 years makes these new gates a good buy. Repair costs should be lower than the old gates we just replaced.
- **Crack Fill Roadways**
- **Buildings 4,5 and 9:** Seal Coat Parking Lots
- **Repainting of Directional Marks on Roadways**

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Ongoing/Upcoming Projects

- **Building 20: New Landscape**
- **Entrance: New Landscape**
- **Buildings 3, 13, 14, 15: Mailbox Replacements**
- **Pressure Wash Entrance Fencing:** Will take care of mildew. Some parts of fencing are almost green.
- **Preliminary Report on FLOODING ISSUES.** This looks at flooding issues for Building 21, and Buildings 14 and 15. Driveways are bent slightly inward to the garages and this causes flooding in the garages.

2016 Goals/Projects

- **Full Crawlspace Inspections:** Maintenance issues. 60% done. Just making sure everything works
- **2-3 Full Courtyard Landscape Changes:** This is going well.

- **Realignment of Condo Documents**

Issues for Owners: We will vote on new Entrance Signs tonight!!

- **Balcony Responsibilities:** An individual owner responsibility
- **Snow Removal:** Red Ribbon Policy. The old shoveling crew has been fired. They did not do a good job last year. For Condo Owners who are here year round, put a red ribbon on your Condo and you will shoveled you out first
- **Dog Control: Cleaning up, Leashes, and Barking of Dogs:** People in the Condos cannot tie their dogs up. It is not appropriate in the Condo atmosphere. It is getting worse. Chris does not remember when this has been worse!!

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- **December Invoicing:** There will be no Payment Coupon Book starting this year. Electronic Invoicing Bills will be emailed.
- **Parking Passes:** Two (2) Parking Passes have been mailed to every owner in The Plantations. Hopefully, this will stop illegal parking and the dumping of trash. Please use these Parking Passes.

It was brought up that much of the illegal dumping in our trash and recyclable bins has been from Plantations East personal. Chris Nichols will talk with the Plantations East Association about this problem.

OLD BUSINESS

Building 21 has to be repainted

NEW BUSINESS

- **Entrance Sign Vote:** A new sign/signs was voted on and therefore selected. The cost will be \$5, 010.00.
- Chris Nichols commented that we cannot plant anything around electrical outlets.

- Plantations East and The Plantations personnel were going to have a social on Sep 26th over at Plantations East.
- Wood signs in the street intersections are continually being hit and have to be fixed or replaced. How can we change this? It was decided that this was a Board Decision and would be discussed later.

ELECTION RESULTS

Paul Carey and Lisa Adams were elected to the Owners Board. Congratulations to both Paul and Lisa.

ADJOURN

Bob Dickey made the motion to adjourn the meeting. It was seconded by accord and the meeting was adjourned.at 8:44 PM.

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