

**The Plantations Owner's and Condominium Associations**  
**The Plantations 2014 Annual Meeting**  
**September 19, 2014 – 5:30 PM**  
**Plantations Clubhouse – Lewes, DE 19958**

**Minutes**

**The Plantations Owners Board:** Elizabeth Wulkan – President, Bob Dickey – Vice-President, Sal Somma – Secretary, Sherry Minear – Treasurer, Jim Anderson – Trustee  
 Absent:

**The Plantations Condo Council:** Elizabeth Wulkan – President, Jim Anderson – Vice-President, Sal Somma – Secretary, Sherry Minear – Treasurer, Bob Dickey – Trustee  
 Absent:

**I. President (Elizabeth Wulkan)**

- Verification of meeting notice / quorum – Elizabeth Wulkan began by verifying the notice of mailing. At this point there were 13 people short of the required quorum. Phone calls were made and eventually the required quorum was achieved.
- Elizabeth Wulkan called the meeting to order at 5:55 pm.
- Chris Nichols explained the meeting format – As the agenda progresses, if anyone in the audience has a question they should raise their hand. Elizabeth Wulkan, as President, will acknowledge attendee's desire to speak.
- Approval of September 2013 Annual Meeting Minutes – There was one correction on page 4 – the new proposed rate to be charged by Tidewater will be \$ 128.22 (not \$ 126.22 as stated) per quarter. This would go into effect once Tidewater verifies all proposed improvements have been made and the PSC approves. Elizabeth Wulkan made a motion to accept the updated minutes. Jim Anderson seconded the motion. All Board and Council members approved.

**II. Treasurer's Report (Sherry Minear)**

**Owners Association:**

Checking and Savings Balances

-	MT&T Checking:	6,721.90
-	MT&T Savings:	40,654.25
-	TOTAL	\$ 47,376.15

- Budget to Actual – are about 75% through year and expenses do show that. Some areas are over because we spend on those items ahead of time – umbrella insurance, landscaping, and lawn care. All in all, we are in good shape for this time of year.

- Aging Report / Delinquents – there is about \$ 2000 outstanding. The appropriate ones are being addressed by our attorney.

Sal Somma made a motion to accept the Treasurer's Report on the Owners' Association. Bob Dickey seconded the motion. All Board members approved.

Condo Association:

Checking and Savings Balances		
-	MT&T Checking:	10,619.67
-	MT&T Savings:	92,463.03
-	TOTAL	\$ 103,082.70

- Budget to Actual – again we are approximately 75% through the year and most of the budget lines are on target. Some areas are higher – snow removal, but they are balanced out by tweaking other budget lines. All in all we are in good shape and about where we should be at this time.

- Aging Report / Delinquents – there is about \$ 6,000 outstanding. Several individuals have had liens attached to the properties. All appropriate ones have been addressed by our attorney.

Sal Somma made a motion to accept the Treasurer's Report on the Condo Association. Bob Dickey seconded the motion. All Council members approved.

### **III. President's Report (Elizabeth Wulkan)**

Elizabeth Wulkan reported we are doing pretty well – landscaping has improved and we have not heard too many unhappy reports. Our budget is OK, a number of units are for sale and some are starting to move. Presently, 12 condos are up for sale. We are in GOOD shape and we should continue on the same path.

### **IV. Election of Board / Council (Chris Nichols – SeaScape)**

Chris Nichols reported for the first time in a long time we have a good number of candidates. We have an excellent group in our present Board and Council and welcoming new people to that group will just add to their effectiveness. He then introduced each candidate (in alphabetical order) asking each candidate to stand as their names were called. At this point the candidates had the opportunity to make a statement, but none took advantage of this opportunity.

Chris Nichols also noted an error on the ballot – Nick Fiorino was listed as an *Incumbent* candidate. While Nick Fiorino does have previous experience on the Board, he is not an *Incumbent*, not on the Board now.

The proxy ballots were distributed. Chris Nichols explained the balloting procedure and the matter of the proxies that had been mailed in. Attendees then came forward and placed their ballots into the box.

Chris Nichols then thanked Ken & Nancy Brooks (Nominating Committee) for their work. Phyllis Lunetta and Pat Torelli volunteered to assist with the balloting. At this point these individuals moved to a private room to count the ballots.

## V. Committee Reports

- Architectural Review Committee (ARC) – Ed Wulkan, Chairperson, was not present. Jim Anderson gave the report. He restated to everyone “If you are going to do something to your place, first check with the ARC and the County.” He reported that only 4 applications have been submitted since the last meeting. All have been approved and everything is going smoothly.
- Documents Committee – Elizabeth Wulkan, Chairperson, stated there is nothing new to report.
- Flag Committee – Tom Terrel Chairperson, stated there is nothing new to report. The circle and the flag look beautiful
- Finance Committee – Sherry Minear, Chairperson. This report was already given.
- Landscaping Committee – Judy Bruene, Chairperson. Elizabeth Wulkan stated there is nothing new to report.
- Nominating Committee – Ken & Nancy Brooks, Co-Chairs. Balloting is currently being counted.
- Security Committee – we need a Chairperson for this committee. There is nothing new to report. Chris Nichols will be getting additional bids on the gates for the dumpsters. Elizabeth Wulkan stated that she noticed not as many people are putting trash outside the dumpster. There was agreement on this from several other individuals present.
- Waste Water Committee – Bob Dickey, Chairperson, reported - Since Tidewater took over the system in Oct 2013, they have been working on the improvements which were submitted to the PSC. They are working to get the system into compliance. They are going to be certifying to the PSC this month, that they have done what they had proposed to do the rate is presently \$96 per quarter. If everything is OK, and everything is certified, the rate starting in Oct will be \$ 128.22 per quarter. In the second quarter each owner will receive a credit for a portion of the money Tidewater received from SHARP Gas.
- Website – Elizabeth Wulkan, Chairperson, stated there is nothing new to report. She reminded everyone that we need some people to take over the website. We do have a Web Master, but we do need an individual to provide new information to the Web Master, as necessary.

- **Property Manager’s Report (Chris Nichols)**

### **2013-14 Community Accomplishments**

Replaced roofs on 3 buildings (11, 16 & 20) - completed

Painted 4 buildings (3, 11, 18 & 25)  
 Replaced Pebble Board siding on 2 buildings (3 & 18) with Hardie Plank  
 Pressure washed parts of buildings 16 & 17  
 Rebuilt steps at buildings 1 & 7  
 Stained steps on buildings 3 & 5  
 Seal Coated driveways at buildings 2, 10 & 12  
 Crack Filled driveways at building 9  
 Trimmed Trees off of every condo building in the community  
 Trimmed and Correct Pruned all Trees at the entrance and down both main roads  
 Painted Gatehouse and Stained the Deck of the Gatehouse. We painted the mailbox and the post office now promised to give us a new one, but we are waiting on that promise.  
 Made significant landscape improvements at the entrance  
 Built dumpster enclosure for trash dumpsters. Peggy Gallagher suggested the part of the fence closest to the circle be extended so the dumpsters are not visible from the circle in front of the Clubhouse. Chris Nichols will get a proposal / bid for that.  
 Removed old parking lot and paved the new section of the lot  
 Trimmed around both ponds and added native flowering plantings  
 Cleaned out and repaired gutters at 6 buildings  
 Conducted new Reserve Studies for both associations. Chris Nichols invited everyone to come to the October meeting to find out what the quarterly charges will be for the next year.

### **Ongoing / Upcoming Projects**

Adding additional fill and seeding area adjacent to the new Parking Lot.  
 New roofs on buildings 20 & 21. Bldg 20 is now finished. It is highly unlikely bldg 21 will be done this year. That roof is old, but it is not leaking. It will be the first to be done next year. There was a question on an upstairs owner fixing the leaks into the downstairs unit. A study is being done by the owner and he will repair the leaks if it is determined to be his responsibility.  
 Install new mailboxes at buildings 6, 7, 8 & 11  
 Landscape additions / improvements at buildings 15, 16, 17, 19, 20, 21 & 22. The quote came in today and we will be looking at that for next year's budget.  
 Installation of new crawl space doors at 3 buildings to eliminate water entry into the crawlspaces.  
 FHA approval. We have been working on this for about a year. We have completed many, many forms and jumped through all the hoops required of us.

### **2015 Goals / Projects**

#### **Condo**

Resolve landscape issues / make improvements  
 Begin process of correct pruning issues  
 Paint 4 buildings  
 Replace 1 or 2 roofs  
 Replace siding on last stucco building – bldg 7  
 Realign 2015 expenditures based on the new Reserve Study

## **Owners**

Complete pond enhancements.

Replace additional mailboxes. Eventually everyone will be replaced.

Add irrigation to newly seeded area adjacent to Parking Lot.

Resolve issue with parking lot and dumpster use by outsiders.

Sherry Minear asked about the installation of the speed bumps. Chris Nichols said this is on the agenda for next year's meeting.

## **Issues for Owners**

- Balcony responsibilities – Balconies of any type, shape or form are not the responsibilities on the Association. They are the responsibility of the Owners to check it, caulk it, etc., etc. Dennis Murray, one of our contractors, has done repairs on numerous balconies – all with excellent results.
- Snow removal- the Farmers' Almanac is calling for a wetter / colder winter.
- Red ribbons Policy is still in effect. It should appear on your front door or garage door. Please do not put the Red Ribbon on your door if you are going away for a week or more. During the heavy snowfalls – the Red Ribbon units are done first, and then the other units are done.
- Dog control (cleaning up, leashes and barking of dogs). We have had an increase in unfriendly pet incidents. Some people do not clean up as they should. Some people have also tied-up their dogs outside. There are pest treatments, lawn treatments and termite treatments, etc. that are in place around the units and having the pets in these areas is not best for the pets. Flags indicating treatments – pets shouldn't be on the area for 24 hours or the paws should be wiped off.
- December mailing - pay attention to the December mailing – the newsletter, invoices for next year, etc.
- Reminder of the Requirement to Utilize ARC – please inform the ARC of any work you are doing – any changes visible or to the structure of the units. The Plantations is about the looks of the property and everyone working together.

## **VI. Old Business**

- Security at the dumpsters. One bid came in at approximately \$ 16,000. Additional bids have been requested and traffic experts will be consulted. Chris Nichols has asked the attorney for information from his traffic expert. We are still awaiting a response. Dr. Dave Marshall has reportedly stated that Weight Watchers should have to pay some charge for parking. He also had photos of contractors using the dumpsters. Discussions need to be made on this issue. Yes, it is possible to have a camera installed in the area.

## **VII. New Business**

- Committee volunteers / Chairs for 2015 – We need several individuals to serve as Committee Chairs and/or committee members - Website, Security, Landscaping and other committees.

- There was a question on condo 2<sup>nd</sup> floor clothes dryer venting. Several individuals reported the vents can be exhausted out through the soffits.

- Owner issues

An owner at Bellgrove Road – asked about the weeds behind the units. Chris reported that it has been cleaned up this year and taking care of that portion of the bank will take some extensive work, which needs to be addressed in a different manner.

A question was presented - Are condo owners responsible for things inside their courtyard? Chris responded stating that the association is responsible for everything on the exterior of the buildings - both in and outside of the courtyards.

A question was asked about renovations to the silos at the entrance. These structures cannot be power washed and to paint them would require the set-up of scaffolding around them, which necessitates extensive trimming and removal of trees and plants in the area. So, it had been decided to let the silos have a “natural” look.

The October Board meeting is scheduled for Friday, 10/17.

#### **VIII. Election Results -**

##### **Condo Council**

Lisa Adams  
Jim Anderson

##### **Owners' Association**

Jim Anderson  
Sherry Minear  
Sal Somma

Elizabeth Wulkan, President, announced her retirement from the Owners Board.

#### **IX. Adjourn**

The meeting was adjourned at 7:45 pm. Sherry Minear made this motion. Elizabeth Wulkan seconded it. All Board and Council members approved.

Respectfully submitted,  
Sal Somma, Secretary