

The Plantations Condominium Associations



*The Plantations 2019 Annual Meeting Sept.20
Plantations Clubhouse*

Minutes

President Jim Anderson verified that there was a quorum and called the meeting to order at 7 p.m. He explained the meeting is an open one and that members of the audience can speak after raising their hands and being called upon.

Board members attending were: Jim Anderson, Bob Blomquist, Donna Stone, and Susan Towers. Sherry Minear was absent. Chris Nichols of Seascape Property Management also attended.

Treasurers Report - Sherry Minear. Chris Nichols speaks on Sherry's behalf.

- Checking and Savings balances – Both the operating account and the savings account are with M&T.
- Budget to Actual (YTD). We have collected 80% of dues. We are approaching 70% of the year. Continue to try and get the backlog of those in arrears collected. One is over \$10,000, and there is another that is high. The person had declared bankruptcy and we still collected. We are doing well with expenses. Insurance-wise, tracking irrigation and landscaping contracts. Dee Holm will give her report later. Grass cutting comes in 12 months. Legal fees are money well spent. Painting is ongoing. Meeting expense, admin property management, our fee. Thankfully, we are well under for snow removal. Overall, the Condo association is in very good financial standing and good review from CPA auditor.
- Jim thanked Sherry and Chris, and noted that the reserve study required by the state is underway for next year. The reserve study is done once every five years to evaluate if there are enough funds in the reserve account for expenses, or if dues need to be raised (or lowered if there is too much).

President's Reports - Jim Anderson

- A year ago, a lot of complaints about landscaping. We switched to Shore Landscaping. I think it's been an improvement. Chris got a reduced price. Let's everyone keep an eye on how the landscaping looks.
- Spreadsheet, I put it together to keep a handle on what is going on. I think that we are more agile and can react to your criticisms. If you call Chris, email me. I put issues and complaints on our spread sheet and Chris and I go over the list weekly.

- Amendments #7 and #8 to the Code of Regulations. We had problems on who could run for Condo Council board and proposed to have between 5 and 7 rather than 3 and 5. The change was made in the creation of Amendment #7. However, the legal team inadvertently put into #7 that we could only have “unit owners,” as members of the Condo Council. We went through a lot of fits and starts, checks with our lawyer and decided the best was to correct that mistake was to make an Amendment 8, deleting “unit owners” so the Code of Regulations would agree with the governing document, The Declaration. According to the Declaration, any Delaware resident may serve on the Council. We as Council members discussed this subject at a special meeting on Sept. 23. My interest is in who can and cannot serve on the boards. We agreed to create Amendment 8 to correct the mistake, and then to review all of our documents at a later date. Susan was the sole council member to vote against Amendment 8 at the special meeting because she said council members have to be unit owners so they have an ownership (financial) interest in the development, and would be personally impacted by board spending and in a corresponding increase in dues, and that we could deal with the wording in the Declaration at a later date.
- Other projects through the year: We spent a lot of time looking at the crawl spaces. We also have been planning project to pave and to increase parking.
- Thanked board members, including Bob who is leaving and landscaping committee chair Dee Holm who has worked so hard to maintain the beauty of the Plantations.

Board elections - Dave Labrecque, Ken and Nancy Brooks

- Dave said it took a lot of work but we had a quorum and we made it. Making sure we have enough votes from owners is a tough job that “keeps me up at night.” Several owners arrived at this evenings meeting with their proxies in hand.

Committee Reports:

- Architectural Review Committee (ARC) - Tom Minio; No report.
- Documents Committee - Paul Carey. No new report as he said he would only duplicate what had been said about who can serve on the Condo Council.
- Finance Committee - Sherry Minear. No report.
- Landscaping Committee - Dee Holm. Waiting for bids from Shore and Sullivan for plantings. Will have more information by the October meeting.
- Nominating Committee - David Labrecque and Ken & Nancy Brooks. Remind the audience to get involved and run for the board.

Property Managers Report - Chris Nichols

- 2018-2019 Community Accomplishments – highlights for the past year
 - Siding Replacement & Painting of Buildings 1, 5, 11 and 22
 - Sidewalk Replacements / Repairs Building 5, 11, 15, and 21 – have to do with safety. Raised up or removed; added drains and piping.

- Major Drainage Project – Orton Circle – being undertaken. The existing mound will be gone. Water will run under the parking lot and the standing water will go into the stormwater drains.
- Crawlspace Inspection and Servicing of all Dehumidifiers - Dehumidifier project was major. Home owners have helped us when they get their units serviced. Checking on a routine basis. Catalogued filters. We replaced several dehumidifiers.
- Ongoing/Upcoming Projects
 - Paving of Hope Road and Boone Hall Road – to be paved in October.
 - Parking Lot Expansion at Hope Road and Drayton Hall (Building 10) – those buildings significantly lack parking. We are going to add parking.
 - Landscape Shrub/Tree Replacements – Dee creates a list and then she knows problems, can meet the budget and does plantings in the fall. So, when you receive the notice from us, please respond. This system has worked so well that Seascope now uses it in two other condo developments we manage. There has to be a way to track and quantify. I commend Dee for coming up with the system. Everything that was asked for is being planted.
- **Issues for Owners**
 - Balcony Responsibilities – Balconies are not a common element. They have drain tubes that have to be maintained. Nothing anyone can do about it. This was a decision made originally. Someone needs to caulk around the door into your bedroom. And if it snows, you have to get someone to shovel it. Otherwise, the ceiling will fall into someone else’s garage.
 - Snow removal
 - Red ribbons process is still used. It is for excessive snow, a Delaware blizzard. We will dig out those first. Otherwise, we clear all of the driveways anyway.
 - Gutters are the Plantations responsibility. Regular and routine service.

Election results

- Mary Lu Anderson made motion to elect the slate of officers: Sue Spencer seconded; It was passed unanimously. Those newly elected to the board were: Al Faraldo, Germaine (Gerri) Clapp, and Jeanmarie Dolan. Remaining officers to serve another year are: Jim Anderson, Donna Stone, Sherry Minear and Susan Towers.
- Jim thanked Bob for his service as his term has ended.

Adjourn...7:45 p.m.