

Plantations Owners Association Meeting Minutes

October 20, 2017

Call to Order – Meeting was called to Order by President Paul Carey

Attendees Paul Carey, David Labrecque, and Lisa Travis were in attendance. Chris Nichols of SeaScape was also present

President's Report – Paul Carey

- Approval of Previous Meeting Minutes – Paul noted that the minutes from the March meeting were in the packet to be approved, as due to scheduling issues, the Board had not met to approve the minutes. A motion was made to approve the minutes, passed unanimously.

Owners Treasurers Report (Chris Nichols)

In the absence of Treasurer Sherry Minear, Chris Nichols provided the Treasurer's Report. Chris reviewed the account balances in the Operating account; \$42,943.43 and in the Reserve \$41,656.17.. Next Chris reviewed the Budget V Actual P&L. He noted that Association was operating within budget for the year. Lastly, the delinquent account summary was reviewed. Chris noted that those accounts which were delinquent, have been contacted by the community attorney and liens have been instituted.

A motion was made to approve the Treasurer's Report and passed unanimously.

Old Business

- Sale of Worthy Unit – Chris proudly reported to the Board that in the mail today, SeaScape received a check from Attorney David Hutt's office paying in full the delinquent account of the Worthy's. The check was received by Mr. Hutt from the Internal Revenue Service following the sale of the Worthy's Unit due to past due taxes. The Association had successfully defended their first lien holder position in court against the IRS, leading to payment in full of \$12,648.11.
- FHA Approval – Paul Carey noted that the Association had previously attempted to regain FHA approval. This would enable those purchasing homes in the community to qualify for FHA loans and existing Owners to garner reverse mortgages, should they choose to do so. The Association was previously denied, but since has corrected the areas that caused the denial and the regulations had also been relaxed in some areas.

Paul noted that AAG, a Delaware mortgage company led by Walt Lydic would be willing to work on our behalf to help gain the approval. Paul confirmed with Chris that SeaScape would be willing to work with AAG and supply the necessary information to help acquire the approval.

A motion was made to support this effort and passed unanimously.

New Business

- Formation of Ad Hoc Insurance Committee – Board Member Dave Labrecque noted that there was a need for the Association to review their coverage to ensure that adequate coverages were in place. He suggested formation of a Ad Hoc Insurance Committee and

volunteered to be a member of the committee. It was discussed that Sherry Minear also be added as a member of the committee.

A motion was made to form the committee and passed unanimously.

- New Proposed Rules and regulations – Paul Carey noted that he had prepared a number of suggested changes and updates to the community Rules and Regulations. As a number of members of the Board were not in attendance, he suggested that the matter be tabled. The Board agreed to table the discussion until the next meeting.

Committee Reports:

- Architectural Review Committee (ARC) (Jim Anderson)
Paul noted that Jim Anderson had resigned from the Committee. He made a motion that Bill Licata be added to the Committee to replace Mr. Anderson. Motion passed unanimously. We thank Jim for his years of service.
- Documents Committee (Paul Carey)
Paul referenced the rules and regulations which had been prepared and tabled as the report of the Documents Committee.
- Finance Committee (Sherry Minear)
In Sherry's absence, Chris reported that the committee had met and reviewed and approved the budget which had been presented at the Annual Budget meeting.
- Flag Committee (Tom Terrel)
In Tom's absence, Chris reported that a new flag had been acquired for the winter. The new flag was smaller and should be able to fly on more days in the winter as it will not be so susceptible to harsh winter weather.
- Landscaping Committee (Dee Holm)
Dee reported that a number of the plantings had been replaced that were removed last year. There are a couple of trees and plants that Scott and Sons were still trying to acquire. If they could not locate them, then the committee will find a reasonable substitute.
- Nominating Committee (Dave Labrecque, Ken & Nancy Brooks)
No report
- Security Committee / Gates
The Board noted that there was not a chair for this committee. Bob Blomquist agreed to chair the committee with the understanding that he and the committee were not in charge of providing safety or "police style services" for the community. He noted that the committee was simply an advisory committee for reviewing conditions and providing suggestions or information about security. The Board agreed and voted to approve Bob Blomquist as the chair of the committee.
- Wastewater Committee (Bob Dickey)
Bob was not present, but the Board discussed the merit of keeping the committee active. It was noted that Mr. Dickey was listed as a contact with the Public Service Commission and should Tidewater seek a rate change, he would be notified as such. It was agreed to maintain the committee in place.
- Website (Lisa Adams-Travis)
No report

Property Managers Report (Chris Nichols)

- Crack Filling of Roadways – Chris reported that the roads in the community had been crack filled in advance of the winter weather. This work was completed by Performance Seal Coating.

- Pond Fountain Repairs/Pond Care – Chris stated that the fountain on the exit side pond had recently been repaired due to an electrical issue with the fountain. He also noted that Envirotech had treated the pond water with Aquashade which protected against algae growth and shades the water blue. Chris reminded the Board that the fountains would be removed in early December to protect them from damage should the ponds ice over.
- New Flags and Yield Sign in Circle – Chris noted that this was discussed during the Flag Committee report

Adjourn - Motion was made to adjourn, passed unanimously.

Respectfully Submitted, Chris Nichols