

Minutes for the March 17, 2017 meeting of the Plantations Homeowners Association

Present: Lisa Adams, Chris Flood, Paul Carey, Sal Somma (by phone), Property Manager Chris Nichols

Absent: Sherry Minear, Nick Fiorino

Owners Forum

Ms. Gilbert, a condo owner from 2A Berkeley Road, asked for relief of \$302.14 of late fees. She agreed to pay \$396.24 in principal. A motion to wave the penalty fees was made by Lisa, Chris F. seconded and it passed unanimously.

The meeting was called to order at 7:12 p.m.

President's Report

Condo – Given by Chris N. Insurance had been renewed with Nationwide and it had gone down because the deductible on wind had dropped from 2 percent to 1 percent. The gutters on Building 7 had been repaired. The crape myrtles on Building 10 had been trimmed. Leaf cleanup was finished and spring landscaping had begun.

Homeowners – Given by Lisa. Trees had been cut back. New road markers on Hofwyl Drive. Tax returns had been filed and the owners paid \$723 in taxes.

Sal motioned to accept the reports, Paul seconded and it passed unanimously.

Minutes from the October 21, 2016 meeting were approved with no changes.

Treasurers Report – Owners – Given by Chris N. As of March 14, there was \$31,319.99 in checking and \$41,033.88 in reserve/savings. Tree care was over budget, but generally everything was tracking well. Sal motioned to approve the report, Lisa seconded and it passed unanimously.

Old Business

Chris N. and Chris F. discussed single family homeowners parking their excess cars in the Orton Circle guest parking areas. Chris N. said he spoke with the single-family homeowner and thought it was addressed.

Chris N. said the Worthy unit had sold in an IRS auction. He said he didn't know for how much, but the unit owed \$33,000 to the HOA.

New Business

Drainage work proposals – Chris N. went over bids to fix drainage issues for Middleton Circle, Orton Circle and Belle Grove Road. Two companies made proposals – Horsey & Sons and LH Excavating. For Middleton, the bids came in at \$122,000 from Horsey and \$151,000 from LH. The board decided it was cost prohibitive and it would be best to go back to the engineer. No decision was made on Orton. Chris N. suggested the board move on the Belle Grove project because there could be a property claim issue if it were delayed any more. LH came in at

\$55,535, while Horsey came in at \$31,165. Sal motioned to go with Horsey to do the work on Belle Grove, Lisa seconded and it passed unanimously.

Renewal of Pond Contract – Paul motioned to renew the pond maintenance contract with Envirotech for another 2 years. Lisa seconded. It passed unanimously.

New mailboxes – Chris N. suggested new mailboxes for buildings 10 and 12, at cost of \$1,163.99 per box (includes shipping) plus a couple hundred dollars for installation by Dennis Murray. Owners expense. Chris F. motioned approval, Lisa seconded and it was approved unanimously.

Painting proposals for 2017 – Chris N. reported there was a budget of \$22,000 for the year. He submitted a proposal from NIS Services for buildings 1, 3, 6, 14, 17 and 18. He suggested buildings 14 (all - \$9,950), 17 (all – \$7,900) and 18 (tops and decks - \$7,000) be the buildings done. He recognized it would be over budget by \$2,850, but said it would cost more to fix later. He said there are savings in the snow removal and insurance budgets that can cover the costs. Lisa motioned to approve, Sal seconded and it passed unanimously.

Committee reports

Landscaping Committee – Dee Holm and Susan Towers were unanimously approved to be on the committee.

Website Committee – Lisa reminded folks that meetings and officers were on the website.

Treasurer's Report – Condo – Given by Chris N. In the checking account, there was \$38,277.82. In the reserve account, there was \$276,772. He said the budget compared to actuals is looking good. Lisa motioned to approve the report, Sal seconded and it was passed unanimously.

Property manager's report – Chris N. covered most of it while making the President's report. He said he talked with the owner of Unit 7 at Building 10 about clearing out shared walkway area. He said the fountains would be put back in the ponds shortly. There was a continued discussion about what to do with the parking lot/trash and recycling lot, but no resolution. Chris N. agreed to set up a bulk pickup event.

Motion to adjourn was made by Lisa, Chris F. seconded and it passed unanimously. The meeting ended at 8:30 p.m.