

The Plantations Owner's Association Board Meeting



January 17, 2020 7 p.m. - Plantations Clubhouse - Lewes *Minutes*

In attendance: Dave Labreque, Paul Carey, and Susan Towers, and Chris Nichols with Seascope. Absent, Andrew Tobias and Sherri Minear

Special Meeting – By-Law Vote

President Dave Labreque called meeting to order at 7 p.m.
Quorum established with 159 owners voting (68% of owners surpasses 50% plus one or 117 owners, required) to be able to pass an amendment to the By-laws.
Results: 158 voted for and 1 voted against. The change to the by-laws passed: The change required that Members of the Board of Directors shall be comprised of Members of the Association as defined in our documents.

Dave thanked all owners for their participation in the vote.
The special meeting was Adjourned at 7:03 p.m.

Board Meeting

President Dave Labreque called the meeting to order at 7:04 p.m.

President's Report – Dave Labreque

- October 18, 2019 meeting Minutes approved.

Owners Treasurers Report - Andrew Tobias (as given by Chris Nichols)

- Checking and Reserve Balances: Total bank account totals \$166,033.39.
- Budget vs Actuals: net of \$28,000 if we were a Not for-Profit company.
- Delinquent Accounts: Only a few owners are on the aging summary. This is drastically down following the legal efforts from Mr. Hutt's office to reduce debts. Some are still going through the courts. Information has gone to Delaware for preparations for tax return. We're in good shape. The Board approved the treasurer's report.

Old Business

- Reserve Study site visit in progress. Chris Nichols reported that the surveyor was on the premises the day before, and explained that owners (and condo owners) responsibilities regarding roofs, fountains and road surfacing was being discussed and that a report will be presented at the next board meeting.

New Business

- Insurance Renewal information was given by Dave Labreque. It went well for the Owners Association, which has no buildings besides the shed. The Insurance renewal was approved for \$3064 which was only a \$35 increase over last years contract with an increase in Commercial Umbrella coverage from the limits of \$2M to \$5M.

Committee Reports:

- Architectural Review Committee (ARC) - Tom Minio; Nothing to report.
- Documents Committee - Paul Carey. Worked with the Board to get amendment to the by-laws done.
- Finance Committee - Sherry Minear. Sherry was not present.
- Flag Committee - Tom Terrel. Dave said the new flag looked good and he thanked Donna Stone and Paul Carey for their work in replacing the old and worn flags.
- Insurance Committee - Dave Labrecque. He already gave his report earlier in the meeting.
- Landscaping Committee - Dee Holm. Plantings and other improvements and decisions that were approved previously had been done. Mortar added to the slate at the entrance to make the slate stable; Christ did talk to Shore to avoid trimming the barberries at the front; the well house roof was taken away; electric boxes were painted last week and bushes will be planted to cover them up. Dee suggested that the few rose bushes that have not died around the flag pole be replaced with impatiens to match what is at the entrance. The board approved the removal of the rose bushes and planting of the impatiens at a cost of approximately \$900+ plus an additional \$345 for 4 waxleaf privets plants to be planted in front of the two pond fountain electrical boxes.. The board also agreed that Chris Nichols would find out about putting blue dye in the ponds from Envirotech , and it would cost less if Kent Holm does it but need Envirotech comments as we have a contract with them.
- Nominating Committee (Dave Labrecque, Ken & Nancy Brooks) Dave asked if someone would like to run for the Owners Board to please contact the Committee.
- Security Committee / Gates - Bob Blomquist. Nothing to report
- Wastewater Committee - Bob Dickey. Nothing to report.
- Website - Susan Towers. Nothing to report.
- Welcome Committee - Susan Towers. Nothing to report

Property Managers Report - Chris Nichols

- Holiday Decorations: We put up and already have been taken down. Luckily, there were no heavy winds
- Snow Stakes: They are up and he asked people not to remove them. Every year some are lost.
- Leaf Clean Up: Done (see other report)
- Street Light Review: Let Chris know if any are out.
- Reduction in Trash Service – Dumpster Pick Ups: The mid-week pick up was postponed until the spring/summer season, and so far no overflow garbage. We are saving \$200 each week until the mid-week pick-up is resumed in May or June.

- Missing social activities. Chris reported that since most of the developments Seascope manages have social committees and activities, Seascope has a division that handles events and social gatherings. He suggested that Plantations have a committee that could coordinate with Seascope. The board voted in favor of forming a social committee.

Community Member Comment: no comments.

Adjourn at 7:45PM.