

Jan. 19, 2018, minutes for Plantations Owner's Association board meeting

- **Call to order at 7 p.m.** – present were Sherry Minear, Paul Carey, Dave Labrecque, Chris Flood and property manager Chris Nichols; absent were Lisa Travis and Bob Blomquist
- **Approval of previous meeting minutes** – no changes – Dave motioned, Sherry seconded, passed unanimously
- **Treasurers Report** – Sherry reported \$41,278.01 in the checking account and \$45,318.93 in the reserve account. On budget versus actuals, expenses are about \$3,000 below expected. The board then voted in favor of placing a lien on the property of Julianne Bisset, which has \$1,596.58 in delinquent fees. Sherry made the motion on the lien; Dave seconded; the motion unanimously. Then Dave motioned to accept the treasurer's report; Chris F. seconded; the motion carried unanimously.
- **Old Business** – FHA approval - Paul said it is ongoing. Chris N. said information has been exchanged and now in wait-and-see mode. Paul said possible approval by next meeting.
- **New Business** – *New rules and regulations*, and enforcement were approved unanimously. David motioned to accept new rules and regulations, Sherry seconded, motion carried unanimously. David motioned to accept enforcement protocol, Sherry seconded, motion carried unanimously. Paul said the enforcement protocol was copied from Plantations East. Chris N. said enforcement protocol is already given by Delaware law, this just puts it in writing. (See attachment – specifically #14 and #15, and the enforcement)
- There was a discussion about including *Rules and Regulations for Landlords*, which was looking for contact and additional information. Paul advised they couldn't be enforced and is not in Plantation covenants. Paul said it was a safety issue. Sherry questioned enforceability. Chris F. said he wasn't in favor of something that couldn't be enforced. David said it would help property manager during an emergency situation. A motion was made by Dave motioned; Paul seconded; Sherry and Chris F. voted no, Paul and David voted yes; motion failed by a 2-2 vote.
- *Pond contract renewal with Envirotech*. The first contract is for the winterization for two aerators not under warranty for \$1,590; the two others are still under warranty. Sherry motioned; David seconded; the motion passed unanimously. Chris N. said this should be good for two years and Envirotech is the only Aquamaster certified business in Sussex. The second contract is for routine maintenance of ponds at a cost of \$3,004.61. Envirotech was the only bid. Paul said he would like to see more bids. Sherry said this exceeds expenses of last year, which would put over budget numbers by \$600. A vote on this contract was tabled to get more bids and better offers.
- *Storage facility*. Paul said Plantations is paying \$135 a month for storage, which is more than \$1,600 a year. Chris N. said there are tools, maintenance supplies, Christmas decorations, a golf cart and other stuff. Paul said he would like to look into putting a pole barn next to the trash dumpsters. Chris N. said something onsite would make things easier. Paul said the storage facility is 10 feet by 20 feet. Paul motioned the creation of an ad hoc storage facility committee; Dave seconded; passed unanimously.
- *Internet connection at gatehouse*. Chris N. said purpose is so Plantations can remotely access security camera. David motioned to terminate internet to the gatehouse; Paul seconded; motion passed unanimously.

- **Committee Reports – ARC** – two requests were approved. Chris F. motioned to accept; Sherry seconded; motion pass unanimously. **Insurance Committee** – Dave said the committee will go over costs before the next meeting. **Landscaping Committee** – Dee Holm – main project is center island up front; bushes damaged during snow removal that need to be replaced.
- **Property Managers Report** – Chris N. said trimming of trees behind Plantation signs at entrance; holiday decorations were put up earlier; ponds shut down for winter; some owners concerned about blue ice, but it's cleaning agent; gatehouse was cleaned.
- **Adjourned at 8:16 p.m.**