

## *The Plantations Owner's Association Board Meeting*



*Board Meeting October 18, 2019 7 PM - Plantations Clubhouse – Lewes*

### **Minutes**

**Attending: Board members:** David Labrecque, Paul Carey, Andrew Tobias, Susan Towers. Seascope representative Chris Nichols. Absent: Sherry Minear.

#### **2020 Ratification of Budget**

Treasurer Andrew Tobias, giving the report, said the budget is the same as last year. The savings account has \$60,000. The biggest expenditure is the roads. An upcoming reserve study will show the condition of the roads. Chris Nichols says the current reserve study has roads being repaved in 2031 for \$49,500. The budget was ratified.

#### **President's Report – Dave Labrecque**

- Call to order: 7:40 p.m.
- Approval of Previous Meeting Minutes – Dave made a correction regarding when we would cut off any additional candidates based upon testimony of Chris Nichols vacation plans Paul made a motion to approve the minutes with the correction, Andrew seconded and they were approved.

#### **Owners Treasurers Report (Andrew Tobias)**

- Checking and Reserve Balances: Outstanding bill from Dave Marshall \$1,600 but expect payment.
- Budget vs Actuals: Tax preparation went up slightly; increased budget. Expenses, nothing unusual; maintenance is a little higher due to trash can work. Gate and equipment over budget. Still collecting dues; Still expect to have money left over
- Delinquent Accounts; Not much going on. Still working on every single one with attorney – pursuing them legally. Paul made a motion to accept the report, Dave seconded the motion and it was passed unanimously.

#### **Old Business**

- Signage at Traffic Circle: Paul wants to refurbish the one-day signs. Can they be painted? And, raise them up three feet. Board agreed to get estimates for painting and refurbishing the signs.
- Reserve Study Proposal – Decided to go with Global. Andrew made the motion. Dave seconded and it passed unanimously.

#### **New Business**

- New Rules and Regs: It was discovered during this last election process that Seascope doesn't have enough information on how to contact owners and who is renting in the community. A new, GUIDELINES FOR OWNERS AND

LANDLORDS was created and added to the Plantations Rules and Regulations that request owners keep Seascope up to date with their contact information, and if they have renters who stay longer than six months, the renters also should make sure to register with Seascope. Seascope also should know how many vehicles they have and how many pets in each household. The motion to adopt these new Rules & Regulations was made by Andrew, seconded by Dave and approved unanimously.

- New Flag Proposal: Donna and Paul have worked on getting new flags, which will in be 12 feet by 18 feet. Each costs \$355. Andrew made a motion to buy two, Dave seconded and it passed unanimously.
- Winterization of Fountains: \$1,590 Dave made a motion to have it done, Andrew seconded and it passed unanimously.
- Snow Plowing Contract: Cyprus Tree Care renewal; Dave made a motion. Andrew seconded and it passed unanimously.
- Changes in By-Laws regarding who serves on the board: Dave had previously asked Paul to look into our documents. Our documents say nothing about who can serve on the board and David Hutt agreed. Bylaws and Covenants stipulate that Owners are members of the Owners Association. So, it was decided to add to the Bylaws: *“To serve on the board, one has to be a member of the Owners Association.”* Paul says it is necessary to have 117 owner votes in favor to pass the change. Dave made a motion to have Mr. Hutt start the process of getting this change made to the Bylaws. Andrew seconded and it passed unanimously.

### **Committee Reports:**

- Architectural Review Committee (ARC) (Tom Minio)
- Documents Committee (Paul Carey)
- Finance Committee (Sherry Minear)
- Flag Committee (Tom Terrel)
- Insurance Committee (Dave Labrecque) Dave already contacted insurance representative Ed Brown to work on renewal.
- Landscaping Committee (Dee Holm) Dee presented a copy of a list of landscaping recommendations. Slate stones weakening in the island. Paul would like a cost estimate. Will talk to Sullivan’s to also help design the area around the flag pole; Board voted in favor of painting unsightly electric boxes green. The unsightliness of the banks of the pond also was discussed. The board directed Seascope to talk to Envirotech about trimming around the pond. Dee said blue dye would make the water look nice in the pond. Board directed Chris to also talk to Envirotech about the blue dye as it appears it already is listed in the contract. The board decided not to act on a proposal to have gravel and yucca trees at the entrance. Concern was aired about the drainage problems gravel would cause.
- Nominating Committee (Dave Labrecque, Ken & Nancy Brooks)David as Chairman of the Nominating Committee again stated that anyone who wanted to run next year to please advise the Nominating Committee and submit their write up.
- Security Committee / Gates (Bob Blomquist)
- Wastewater Committee (Bob Dickey)
- Website (Susan Towers) Discussions are beginning on how to improve the website

- Welcome Committee (Susan Towers) Susan will follow up with Sue Spencer who has voiced interest in getting involved in new welcome committee efforts.
- The tying of dogs outside: A Plantation owner has been tying a dog to a lamp post. A letter will be sent to warn that this is in violation of Plantation Rules & Regs. Dave made a motion to have Seascape send a warning letter. Andrew seconded it and it passed unanimously.
- LH Excavating Proposal for Pipe Repair: The Condo Council has asked that the Owners Board pay for half of the costs of this work, done to solve a flooding problem at Building 9. Andrew made a motion that the work was not the responsibility of the Owners Association and so not to share in the cost. Paul seconded it and it passed unanimously.

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#### **Property Managers Report (Chris Nichols)**

- HVAC in Gatehouse Replaced
- Trimming by Landscapers – started this past week.
- Pulling of Fountains
- Closing of Irrigation System
- Pressure Washing of Entrance Fence: No action at this time

**Adjourn 9 p.m.**