

The Plantations Owner's Association
Board Meeting Minutes May 18, 2018 7 PM

Call to Order

Meeting was called to order at 7:23 PM

Approval of Previous Meeting Minutes

Paul Carey made a motion to approve the meeting minutes, 2nd by Lisa Travis. Passed unanimously.

Owners Treasurers Report (Sherry Minear)

The balance sheet and budget versus actual were presented. It was noted that the expenses were tracking well to the budget. It was also stated that the delinquent accounts had been sent to the attorney for collection.

Dave Labrecque made a motion to approve the Treasurer's report, 2nd by Lisa Travis. Passed unanimously.

Old Business

FHA Approval

Paul Carey explained that the Association had again attempted to gain FHA approval for the community. Unfortunately, the rental clause in the Covenants does not meet with FHA regulations, so the application was denied.

New Business

Trash Collection & Dumpsters (Dave Labrecque)

Dave reviewed a written report outlining the costs associated with the trash pick up, recycle and dumpsters. He also explained that the number of outside people leaving appliances and furniture around the dumpster which the Association has to pay to be hauled away. Paul made a motion to include the report in the minutes and this was seconded by Dave. Passed unanimously.

Bob Blomquist made a presentation to the Board about the idea of posting a guard at the dumpster for the upcoming Memorial Day weekend. The guard would ask for identification for anyone using the dumpster and not allow them to leave large items outside the trash cans. He could also control illegal parking in the community lot. He spoke with 5 firms and found Bennett Security was the lowest cost at \$20 per hour. Lisa made a motion to approve the guard from Bennett Security for the weekend (Friday, Saturday and Sunday from 8 AM to 5 PM and this was 2nd by Paul. Passed unanimously.

In order to control costs, Dave made a motion to eliminate the individual recycle containers and service for the single family homes, 2nd by Paul and passed unanimously.

Dave made a motion to remove the dumpsters and replace them with 4 yd dumpsters at each cul de sac in the condo sections. 2nd by Paul and passed unanimously.

Committee Reports:

- *Architectural Review Committee (ARC) (Bill Licata)* No report
- *Documents Committee (Paul Carey)* No report
- *Finance Committee (Sherry Minear)* No report
- *Flag Committee (Tom Terrel)*
Chris reported that there was a new flag flying

- *Insurance Committee (Dave Labrecque)*
Dave reported that the Owners Association now has its own GL policy
- *Landscaping Committee (Dee Holm)* No report
- *Nominating Committee (Dave Labrecque, Ken & Nancy Brooks)*
Letter is ready to go for nominations for the 2018 annual meeting
- *Security Committee / Gates (Bob Blomquist)* No report
- *Storage Facility Committee (Ad-Hoc) (Dave Labrecque)*
Dave reported that the Committee is looking to replace the off site storage unit with a 12x24 barn style shed. The shed would be installed in the common area near the dumpster. The committee believed they could purchase the shed for under \$5,000. Paul made a motion to approve up to \$5,000 for the purchase of a shed, 2nd by Lisa, passed unanimously.
- *Wastewater Committee (Bob Dickey)* No report
- *Website (Lisa Adams-Travis)* No report

Property Managers Report (Chris Nichols)

- *Removal of Picnic Tables/Grills*
Chris reported that the picnic tables had been removed and so had the grills from the open space next to the dumpster area. The grill posts were placed in the ground in cement so he recommended turning the posts in to a bench, rather than paying to dig them out. Lisa made a motion to authorize up to \$200 to turn the posts in to a bench, 2nd by Dave and passed unanimously.
- *Pond Fountain Repairs*
Chris reported that the fountains had not been working due to an electrical issue, but that Envirotech had recently been able to make the repairs and the fountains were back up and running
- *Wellhouse Issues*
Chris reported that the wellhouse roof was broken and was dangerous to remove as it could fall off the base and injure someone as they tried to open the wellhouse. Chris noted that Dennis Murray from Murrays Residential Services would be rebuilding the lid.
- *Dying Pine by Silos*
Chris noted that there was a dying pine by the silos that the arborist believed needed to be removed. Lisa made a motion to remove the tree, 2nd by Dave and passed unanimously.
- *Stop sign at Exit*
Chris noted that the Stop sign at Plantations Road was missing and a replacement sign was on order. In the meantime a temporary metal stop sign had been hung for safety reasons.

Adjourn Meeting adjourned at 8:53

Respectfully Submitted, Chris Nichols SeaScape PM