

The Plantations Owner's Association Board Meeting



Board Meeting July 17, 2020 3:30 PM – Online Meeting

Minutes

President Dave Labrecque called the meeting to order at 3:30 p.m. Others attending were Paul Carey, vice president, Andrew Tobias, treasurer, Susan Towers, secretary, and Sherry Minear, member at large. Chris Nichols attended from Seascape.

President's Report – Dave Labrecque

- Minutes from the May 19 meeting were unanimously approved.

Owners Treasurers Report - Andrew Tobias

- Checking and Reserve Balances: The balance is \$115,941.83 in the checking account and \$64,778.82 in the reserve account (savings).
- Budget vs Actuals: We are at 50% of the year. Income is higher July as well as some overview. Expenses: most are underbudget; Anything over 50% is over budget. Insurance, one-time fee. Landscaping 16% lawncare on target. Professional fees; we are under; maintenance under. Ponds, under. Total expenses We are looking good.
- Delinquent Accounts – a lot haven't paid July yet. Dealing with delinquent accounts. Chris Nichols said that courts have opened back up. They were closed because of COVID. We are looking for court dates on a crowded court calendar. The board accepted the treasurer's report.

Old Business

- Funding Reserve Study – Dave reported that the study is out. It is done every five years to tell us where we are financially, and whether we have enough money in the reserve (savings) account to pay for the cost of normal expenses. We have been allocating \$8,500 from dues into the reserve each year. According to the Reserve Study, we need to add another \$10,000 a year. However, based on what is in our checking account, we may not have to increase dues. Andrew said we have plenty of money in the checking account, and that we have the money to transfer \$10,000 a year into reserves. Chris said we should allocate \$10,000 a year to create transparency. Paul suggested increasing the reserve account dues by \$10, and decrease the other. Andrew suggested we transfer money from the checking account, which would bring that account to a reasonable balance as too much money is in it right now. Chris said we could honor the Reserve Study by adding \$10,000 a year for five years, or \$50,00 at one lump sum,

from the checking to the reserve account. Andrew suggested moving \$50,000 into reserves before October. The board unanimously approved transferring the appropriate amount of money into the reserve account by October 2020 to keep the dues at what they are now. That amount of money is not to exceed \$60,000.

New Business

- Rental Issue – Dave brought up the letter to the board from home owner Wendy Schadt who is concerned about houses in the development being rented, especially one that is being rented through Airbnb as a short-term rental. People also were renting it during the state Covid-19 lockdown. Dave said there is nothing in any of our documents that limits someone from renting their house. If someone is breaking state law, a complaint should be made to the state. To change development rules regarding rentals, two-thirds of all 232 owners would have to agree to the change. Paul Carey, also chair of the document committee, said we don't know how other owners feel. To get a sense for what all owners think, we should survey them. Wendy Schadt said the survey and a new regulation should only impact the single-family homes. Dave, however, pointed out that the covenant restrictions cover all 232 owners and any change would need 2/3 of all owners of houses and condos to agree. Sherry said there are a number of ways a new regulation could be written. Wendy said there is a recurring problem with the one home owner, and that condo owners have different interests and should not be involved in this discussion. She does not want a survey to be clouded by what condo owners feel. Susan suggested that Plantations fine owners who disturb the peace, which is one of the Plantation rules. Dave said we already do that. The board discussed the survey, with Paul saying a survey is the least expensive way to approach the subject. Chris said he would help develop the questions, which would be finalized at a future meeting. Dave noted that any rental restriction would be a document change and would need the entire community of 232 owners to vote.
- Trash Service Issues – The trash company has been forgetting to lock the gate. Dave told Chris to look at other providers when the contract with Blue Hen comes up for renewal. Dave also asked whether we need another camera? Andrew asked about the quality of the camera outside and wondered if we need another that would catch people inside the development? Also Looking at adding another pickup for recycle. Obrien's Absolute Services at 302-448-1744 will pick up large items.

- Street Crack Fill Proposals: Tabled

Committee Reports:

- Architectural Review Committee (ARC) - Tom Minio; NO
- Documents Committee - Paul Carey; NO
- Finance Committee - Sherry Minear; NO
- Flag Committee -Tom Terrel: NO
- Insurance Committee -Dave Labrecque: NO
- Landscaping Committee - Dee Holm: Chris said \$8,000 has been designated to improve the center island located behind the water fountain and Dee wants to know what to do. Walls are crumbling and a solution is needed. Dave asked Dee to come up with ideas. Dee asked for input from the board. Proposals will be presented at the next meeting.
- Nominating Committee - Dave Labrecque, Ken & Nancy Brooks: Letters requesting nominations for board members have been sent to all owners and need to be returned by July 24.
- Security Committee / Gates - Bob Blomquist: NO
- Wastewater Committee - Bob Dickey: NO
- Website - Susan Towers: NO
- Welcome Committee - Susan Towers: NO

Property Manager's Report - Chris Nichols

- Signs Replaced at Entrance.
- Pond Buffer Trimming: Has been trimmed.
- Repeated Electrical Issues with Fountains: Have had electrical issues with south pond. Envirotec has been trying to fix it. The next step is to call an electrician.
- Mail Box Replacement – Buildings 1&2: We've replaced vast majority of the mailboxes, except for the ones for the owners of houses. They don't have a document box. Chris said he will get a parcel box for the home owners not to exceed \$1,500, plus whatever Mr. Murray will charge. The board unanimously accepted Chris' report.

The meeting was adjourned at 4:41 p.m.