

The Plantations Owner's Association



*The Plantations 2019 Annual Meeting Sept.20
Plantations Clubhouse*

Minutes

With verification that a quorum has been reached, board president Dave Labrecque called the meeting to order at 7:51 p.m. Also present included Andrew Tobias, treasurer, Paul Carey, Vice President, Susan Towers, secretary, and Sherry Minear, member at large.

Treasurers Report - Andrew Tobias

- Checking and Savings balances – No misstatements. Everything is in order.
- Budget to Actual (YTD): We are at about 75% in the year, where we should be. Our income is up due to collections. There are some negatives due to legal fees; collections from payments in arrears; from the purchase of equipment to improve front entrance; and of the paintings of the silos. The board members unanimously accepted the treasurer's report.

President's Reports - Dave Labrecque

- Dave explained to the Board and those attending the meeting how money has been spent (and saved) over the year. A shed was purchased to store items that have been stored in a storage unit. This purchased has saved the Plantations Owners Association \$1,800 a year. The board saved \$3,500 when it stopped the recycling service to the Single Family Homes. That way, all residents use the main dumpsters. The dumpster area was enclosed, and equipped with cameras and lights. With security around the area, the Association was able to cut back on garbage collection, especially in the off season.
- Next, Paul Carey and Chris Nichols have worked together to put all documents up on ThePlantations.org home page, making the information available to the public. With the help of landscaping committee chair Dee Holm, and Luanne Lowe, we've been keeping up with landscaping at the entrance, removing posts and installing rocks. We trimmed trees and painted silos, making the area nice. All of this work could not have been done without the Board, volunteers, the landscaping committee, and Chris. We are one big family, 232 of us.

Election of Board/ Council (Dave Labrecque, Ken and Nancy Brooks) – Since no one other than board members ran for the board, Andrew made a motion to elect the existing slate, which was seconded by Susan. It passed unanimously. Board members are: David Labrecque – President; Paul Carey - Vice President; Andrew Tobias – Treasurer; Susan Towers - Secretary; Sherry Minear - At Large.

Committee Reports:

- Architectural Review Committee - Tom Minio, No report.
- Documents Committee - Paul Carey, No changes.

- Finance Committee - Sherry Minear: She reported that she will convene the committee to start the 2020 budget process.
- Flag Committee – committee chair Tom Terrell is absent. Donna Stone asked to put on the agenda for the next meeting an item to look into getting a new flag as the one now is ragged. Chris Nichols commented that we already are getting a winter flag. Donna said she would like to have a much larger flag, like it was when she moved here 25 years ago. Donna said she will research the purchase of flags and come up with information and prices. She also said the painted silos looked great and it was a thrill to see them.
- Landscaping Committee - Dee Holm, chair, said bids are pending until she has received suggestions to be discussed at the October meeting.
- Security Committee - Bob Blomquist. No report.
- Nominating Committee - David Labrecque and Ken & Nancy Brooks. The committee, once again, asks people to let them know if they would like to run for the board.
- Waste Water Committee - Bob Dickey. No report.
- Website - Susan Towers. A request from owner Camilla Los received to have meeting notices posted on the website. When Chris Nichols responded that notices are on the website, it was discussed to possibly making them easier to find.
- Welcome Committee – Susan Towers. We are looking for members for the committee. So far; Sue Spencer is interested in getting involved.
- Communication Poll: Jim Anderson, condo owner and president of the Plantations Condo Council, asked why the Plantations Owners Association is handling the request from AT&T to put up a communication pole in the development because the Condo Association owns all the land. He suggested that the income from the pole be split between both associations. Dave noted that the owners board was handling it because Chris had turned it over to him. Dave then sent the request to consulting attorney David Hutt because there were so many legal questions. The board made no decision and that it was premature to discuss it until Hutt gives his opinion. Paul noted that any income from the pole would benefit all 232 owners. Jim said both boards have to be involved in the discussion. Jim also asked Dee Holm, longtime condo owner and landscape committee chair, whether this type of problem arose when the two organizations met at the same time (He did not specify when that was, or when the organizations started meeting separately). Dee agreed communication had become more confused. Condo owner Jeanmarie Dolan suggests transparency and that the two presidents should discuss. Susan Towers suggests the two boards should meet jointly on the issue. Donna Stone, condo owner and Condo Council board member, suggested a collaborative approach.

Property Managers Report - Chris Nichols

- Chris discussed the accomplishments from 2018 to 2019 Community, noting there was a lot of success:
 - Changes to Trash Dumpster Access – Money to fence the area, and add lights, signs and a camera, was well spent. Seascape, on behalf of the board, took against those illegally dumping and the problems pretty much alleviated.

- Refurbishment of the Silos – The iconic silos at the entrance were cleaned up and painted. Chris noted that Plantations is close to his family and that he was proud to be a part of the project.
- Staining of the wood on the Bridge and Message Board improved the appearance of the entrance.
- Removal of Traffic Posts – Rock Installation; The Plantations looks nicer and cleaner without the posts, which were damaged with age and the gardeners running into them. The rocks, really small boulders, were placed around the entrance to keep people from ruining the grass.
- Ongoing/Upcoming Projects
 - Developing of an Entrance Landscape Plan – Center Island: This has been discussed quite a bit. Dee Holm has been looking at what to do with the center island. “I know that with all the successes, it will be good.” Chris thanked board member and owners for being a Seascape client.
 - Owner Sue Spencer suggested the addition of ‘no exit’ signs as people get confused on how to get out of the development
 - Dave said new letters are needed for the message board.

The meeting was adjourned at 8:35 p.m.

