



Special project for October was the continued cleanup performed as a result of *Hurricane Mathew*.

A motion made by Fred and second by Diane to approve the October financial report. A vote was taken and the motion passed.

#### 4. Safety Committee Report;

Tom Sharkey made the following presentation:

- The subdivision will get new, larger road signs. Signs have been posted around all the water lagoons and pond warning of the presence of alligators.
- Speed monitoring electronic signage has been investigated. Tom visited Hampton Lakes where an electronic sign posts a motorists travel speed, flashed when beyond the posted speed, takes a picture of the vehicle and their security company issues a warning and tickets as needed. He is working with the Bluffton police department to borrow their speed monitoring sign to investigate how driver behavior is affected. He is also exploring speed monitoring sign that could be purchased by Rose Dhu for future consideration. He has found costs to be in the area of \$4650.00 for such a speed monitoring sign.
- Stop signs at the bridge will be taken down. The Bluffton Police department suggested removing them as they do not protect any intersecting traffic and could be designated as a hazard.
- The Bluffton Police representative Tom has been working with gave a high level over view of the overall security and safety of our community:
  - Mail boxes are inconsistent
  - High bushes can hide would be perpetrators
  - Very dark after sunset – no street lighting
  - Many homes turn off all lights at night
  - Speed bumps are poorly marked, some not marked at all.
  - Speed bumps should be reengineered with a level bricked center line converting them into speed *humps* for improved safety. As well as removing several speed bumps.
  - When compared to other neighborhoods, Rose Dhu Creek is not bad in overall security and safety. The officer suggested focusing on overall individual security and not so much on the overall boundary security.

Fred suggested we as a community should proceed slowing with these changes to fully understand the positives as well as the negatives each change presents.

Tom explained the committee will be talking a perimeter hike to check the condition of the perimeter fencing. Greg volunteered to help. Fred mentioned he met with a gentleman named Bo with CAN insurance to review parameter fence damages from the hurricane. It may be possible that CAN might cover some of the cost of fence repair/replacement.

Fred suggested gate access codes should be investigated for updating as many codes have been distributed to various builders, vendors and guests through the past few years. Custom

Security will send Fred all the gate code assignments for the Safety committee to review and make recommendation for further steps for improved security. Discussion ensued on the subject as to allowing property owners to keep their current codes and the like. Tom will have a draft of how to proceed for the Board to review at the December Board meeting

Tom mentioned the Bluffton Police department reported no issues with vandalism during the hurricane recovery.

5. Property Owner Comment:

Art – with regard to the Nomination Committee – would like to send with the assessment billing a nomination request letter to solicit property owners for consideration to fill the open Board positions. Greg asked for the letter and form be sent to him for posting on the RDC web site as well as be added to the annual assessment mailing.

6. Bylaws Committee:

The suggested updates have been returned from the RDC lawyer's office for the committee's review before presenting to the Board and eventual property owner voting.

7. Beautification Committee:

Fred reports he will be meeting with Amy the land scape designer after Thanksgiving for a redesign of the North Entrance and South Entrances. John mentioned it would be great to get the North and South gates completed by April 15.

8. DR Horton update

Fred reported the DR Horton litigation has been settled and he is now waiting to receive the rough agreement, that there will be no trial and the issues to be dismissed by the courts. Repairs from the various building damages related the DR Horton construction will be repaired in the spring.

9. ARB update

Fred mentioned real-estate sales have been robust. The market is very busy, and lots under construction are going well.

10. New business:

Fred announced the Social Committee will be holding the annual holiday season party at the Gathering Place on Friday, December 2 and the fare is expected to be outstanding. Invitations will be emailed and put in property owner mail boxes. He encouraged Board members to tell their neighbors.

The Board discussed the Annual Meeting will be held on Saturday, February 18, 2017 at the Gathering Place. Fred mentioned we will go door to door with proxies so we have a quorum this year and not have to reschedule another annual meeting. We will be using Laphanie again for her insight and help.

Greg mentioned the 2017 property assessments need to be in the mail by December 15, as discussed last year to make property owners aware of the expense before Christmas as well as allow them more time to pay - all with the hopes we have fewer late payers. Greg explained he will be sending the form letters he drafted last year encourage late payers to send payment or otherwise be fined late payments with reduced homeowner privileges.

#### 11. Old Business:

The process by which the OVM Owner Value Management Committee will report discovered property infractions was discussed. All agreed that the committee will report all discovered issues to the Board via email distributed to all the Board members for action; and that the Board would contact the home owner with corrective action and time line. The OVM Board chair would then advise their committee of the property owner's action to be taken and time line.

Fred reported hurricane clean up from Hurricane Matthew is progressing. FEMA had contracted with a local firm to send a large tractor trailer through the main gate, where it became snagged on a suspended tree, blocking the entrance. It took several hours to clear the mess. Debris is finally being hauled away using FEMA funding – thank you Fred to investigating and getting the township to help Rose Dhu Creek in this effort. FEMA via the local contractor will make 3 visits through a time span of the next 6 months to collect and haul all the rest of the hurricane debris.

Fred reported LeRoy will be starting on clearing the hurricane debris on the trails tomorrow. Hopefully all the trails will be open in the next few weeks.

Fred reported that lots 6 & 7 are once again in a mess, evidently the title and/or survey company's got the parameter lines miss placed and the lot sizes are wrong. The banks are working on straightening out the mess. So these lots cannot be put on the market until this mess is straightened out.

John mentioned as part of the Carryover Items (below) of increasing Board membership from 5 to 7 members. After some discussion among attendees, John made a motion to increase member ship of the Board from 5 to 7 members in accordance to the bylaws for the purpose of enhancing attendance for meeting quorums, succession planning and discussions at future meetings. Fred made a second, a vote was taken and the motion carried.

#### 12. Public Comment:

Art asked where the speed monitoring sign might be placed. Tom explained they are looking at placing it by the bridge and Red Bud lanes. Art also asked what or how the data will be used. Tom replied that the Safety Committee will be using the data in a couple of ways:

- To justify the purchase as speed monitoring sign by the subdivision
- To see if it changes driver behavior as the technology records both time of day a takes a picture of the offending vehicle.

#### 13. Carry Over Item Listing:

Joan pointed out left over action items from the last Board meeting:

1. Gathering Place pavilion regulations need to be drawn up and posted **Not Assigned**
  - a. Diane mentioned the regulations are outlined on the form under “Rules & Guide Lines”, but the form needs to be updated
2. The RDC operating books audited are now in process of being audited so the findings are available for the Annual meeting in February **Joan – In Process**
3. Greg and Fred need to be Bonded for Fidelity Bonding as they handle the date to day RDC money transactions **Fred & Greg – In Process**
4. Wet land markings Included in signage plan **Open**
5. Chart of succession planning for the Board – **Fred & John**
  - a. Board may need more members since the community is growing
  - b. Needs a business Process
6. Creation of new Committees:
  - a. New Property Owner Orientation - **Diane**
    - i. Greg mentioned His wife Anne and Libby Hardy have been going to new homeowners to “welcome them to the neighborhood”. Greg feels an orientation would be great to add to the web site for everyone to view. **Joan** is working on putting a PowerPoint together.
7. Developing more Business Processes:
  - a. Such as at what dollar amount is there a requirement to get multiple quotes for a project or purchase **Board – In Process**
  - b. Minimal square footage for future homes is not noted. Fred suggested a requirement of 2500 square feet. Joan to proposed changes to the ARB documents. **John – In Process**
  - c. Greg mentioned that the Board will have a secure place for all Board related matters such as these to be stored in Goggle Docs. That all Board members first need to have access to Google docs. Then a URL and sign on will be developed and passed over to the Board. Folders can then be made in Google Docs that will house all important documents that the current and future Boards can access. **Greg – IN Process**

14. Executive Session:

None

15. Adjourn

A motion to adjourn was made by Fred and seconded by Greg. A vote was taken and the motion passed. The meeting adjourned at 5:45 PM.

Respectfully submitted,

Greg Van Zandt