

ROSE DHU CREEK PLANTATION BOARD MEETING MINUTES

March 23, 2017 Board Meeting
Gathering Place

Board member Attendance: Greg VanZandt, John Pittman, Jim Kirkland, and Tom Sharkey
Absent: Bob Stout, Diane Doughty, JoAn Pierce
Other attendees: Jodie McMahon, Beautification committee

Call to Order at 4:37 PM

***A motion was made by Greg, seconded by John with one name correction. A vote approved to accept minutes of February 16, 2017.**

Financial report:

The February financial report was present by G. VanZandt as prepared by CRC our Financial Services.

As of the end of January, 2017 the following balances are reported at Coastal States Bank:

- Operating Account: \$144,553
- ARB and Builder Compliance Deposits: \$19,365
- Capital Account: \$119,232

In mid-December 2016, we billed 113 properties for 2017 Annual assessments for a total of \$210,350. As of March 15, 2017, we have received full payment from 78 members, 22 opted for the payment plan, and 11 are outstanding.

ACTION: Greg presented a draft letter that he will mail to the 11 owners dated April 1 informing them that their delinquency has been turned over to our legal counsel for collection.

We finished the month of February with:

- Net income, \$21,733.92
- Positive variance, \$5,215
- YTD positive variance, \$12,505
- Prepaid account balance, \$175,290

***A motion was made by John and seconded by Tom to approve the February financial report. A vote was taken and the motion passed.**

Old Business:

1. Owner Value Maintenance committee
 - a. Equestrian center issues on goat, manure containment, and boat visibility.
ACTION: By April 10, Greg and Jim will discuss the manure, boat, and goat,

trail use, and building appearance issues with the manager. Fred and Greg met with the owner last month on the manure containment repairs and other physical improvements inclusive of building concrete walls to hold the manure and run off.

- b. Chickens. **ACTION: By April 15, Greg will make contact with the owners who are violating our covenants by raising chickens and is a non-compliance.** The majority of the Board members present agreed the covenants explicitly exclude chickens and an exception would not be warranted without a covenant change.
 - c. The Equestrian center new goat was discussed. The covenants do not specifically exclude goats and some allowance is made for pets like dogs and cats. Greg and Jim's meeting with the Equestrian center manager will provide more information at the next Board meeting.
 - d. Tom identified an apparently broken down car behind the red barn at 11 RDC Plantation Drive as seen from the trail. **ACTION: Greg and OVM committee member(s) have action to contact the owner by next Board meeting.**
2. Beautification committee
- a. **ACTION: By April 1, Greg provide Jodie this year's budget number for this committee.**
 - b. **ACTION: By April 20, Jodie to provide the Board with a five-year improvement plan.**
 - c. Landscaping contract. Jodie is waiting on the third bid then she will provide the board with a list of pro's/con's, scope variances, etc. **ACTION: Jodie to provide a landscaping bid evaluation to the Board for a decision by the April meeting.**
 - d. Gate entrance areas. Initial design is not adequate for renovation and color enhancement. John recommended an as-built drawing first with a landscape architect.
 - e. Board decided to remove the rope at the pool parking as kids will not stay off of it.
 - f. Desire voiced to add more plants and a bike rack at the Gathering Place. **Action: Jodie for Beautification committee new business agenda.**
3. Social committee
- a. Jodie briefed us that Easter Party is set for April 1 at the Gathering Place. A Bluffton High School student who wears the school mascot costume will wear our bunny costume. **ACTION: Greg arrange for cleaning the Gathering Place.**
 - b. May 26 tentative date for end of school POA pool party. Board decided to pay for a life guard for this event.
 - c. Early summer or late September adults only BBQ party is desired. The other adults only event will be a holiday party. In 2018 have the first of the two adults only events in the spring.
 - d. Greg told Jodie multiple reimbursement checks are fine and petty cash method is not desired.
4. ARB membership. The Board approved three new ARB members: Jodie McMahon, Karen LeBon, and Arpad Renaszegi, The Board approved continuation of members Fred Wallace, Diane Doughty, Christine O'Malley, and Mary Kerdasha, **ACTION: Greg have webmaster add members' names to ARB section on rosedhucreekplantation.com similar to other committees.**

5. Safety committee
 - a. Tom reported the deletion of the DSR Horton code and issuance of new vendor codes to all owners was completed.
 - b. Greg and Tom met with Bennett Paving to obtain a bid for RDC road repairs. Greg authorized Bennett Paving to repair the south gate entrance landed orange-painted bump and two others as a priority ASAP for \$2,650 cost. A second bid was received from Kenneth Scott construction. The third bid from J&S Construction is imminent. This includes a plan to replace speed bumps with more gradual speed tables.
 - c. Trails: All trails are now open after the final hurricane tree debris was removed the past two weeks by A&L Construction (Leroy) with Tom's supervision/light work. Sam Weatherly assisted Tom on bush cutting one afternoon. The cost was \$4,600. On March 17, Tom rode his bike ahead of Susan and Meghan Cramer on their horses to check safety of all the trails.
 - d. RDC perimeter fencing repair.
 - i. Hampton Hall border. For three and ½ days last week, the A&L Construction crew removed downed trees and repaired wire fence bordering Hampton Hall. Trees were also removed from the heavier chain link fence sections along the Hampton Hall border. However, the repair of the chain link fence requires further evaluation of vendor sources for materials as the black one inch diameter poles and link material is not readily available. Cost for this border section so far was \$4,000. The subsequent chain link repairs may be about \$5,000.
 - ii. May River road white wooden fence repairs: There are 17 gaps needing repair with about half of these with trees fallen on the fence. These repairs w/e of painting will be completed the last week of March. Estimated labor cost is \$4,000 plus an unknown fence material cost.
 - iii. The final phase of fence repair is the Old Miller Road wire fence section from the RDC NW corner to behind 3 Redbud Way. Estimate is one week for a cost of \$5,000 for labor and materials.
6. Planning committee (not discussed due to time)

New Business:

None discussed due to time. Carry forward to next agenda Google Docs application for records and long term RDC common area maintenance options.

Public Comment

None

Executive Session

None

Announcements:

*Next board meeting on Thursday, April 20 at 4:30 PM.

Meeting ended at 6:21 PM.

Respectfully submitted,

Tom Sharkey, Secretary