

Minutes of Board Meeting
Rose Dhu Creek Plantation Property Owners Association
A Corporation Not For Profit

May 19, 2017

The meeting of the Board of Directors was held on May 18, 2017 at Greg Van Zandt's home.

Board Members Present:	Absent:
Greg Van Zandt	Tom Sharkey
John Pittman	
Joan Pierce (by phone)	
Diane Doughty	
Jim Kirkland	
Bob Stout	
Fred Wallace (as past President and ARB Chair)	

Property Owners: none

Call to Order: The meeting was called to order at 4:35pm by Greg Van Zandt

Approval of April 20, 2017 Board minutes: a motion to accept was made by Jim and seconded by John and was passed.

Treasurer's Report: Joan opened with a recap of the current financial position of RDC by reporting a small YTD loss of (\$800). Presently there are four delinquencies two of which should be resolved within the next week. The third is still open and the fourth will be addressed by month's end by Joan should payment/resolution not be received. Liens have also been placed on two properties for delinquent dues.

As of the end of April, we had \$111,867 in the operating account at Coastal States Bank, \$11,365 in ARB and builder compliance deposits, and \$119,267 in the Capital account.

In mid December, we billed 113 properties for 2017 Annual assessments for a total of \$210,350 and as of May 15, 2017 we have 2 seriously past due, 4 which are outstanding for current year and 21 remaining which opted for the 2 payment plan. The \$210,350 is set as prepaid assessments as a liability on the balance sheet and we will recognize 1/12th each month as Regime/Assessments Income. The balance at the end of April in the prepaid account is \$140,232.

We finished the month of April with a negative variance \$64 and YTD negative variance of \$842. In April, there was \$4,675 paid out in capital expenses for fence repair and cleanup due to Hurricane Matthew.

Outstanding item was the bidding process for contractors and the need to set minimum insurance requirements. Joan will resend the documents to the board members for discussion and setting of the needed minimums.

Long Term Planning: First meeting is scheduled for June 13 to review objectives of the committee and long term plan. Financially it appears we are in a good position, based on our reserve, which gives us the ability to achieve some of the objectives including beautification. Our biggest cost item is the repair and

maintenance of our roads and after discussion the thought is to get the curbing, “alligator effect” areas, patches, and speed tables done. A later discussion on the speed tables indicated they are 22 feet long, will have striping as well as signage, and at a cost of \$17,815. Adding more tables in future years is a possibility based on need. After that review will be done to see if there are other needs. Greg suggested that we consider a reserve fund for roads, aquifer, hurricane, drainage, and other potential issues that may arise.

President’s Report: Greg covered a number of topics including beautification and security. Discussion covered the painting and moving of mailboxes closer to the road, also gravel driveway maintenance as some properties need some work.

The **Beautification Committee** is proceeding with their 2017 goals, some of which need to be verified and costs discussed. The equestrian center is presently working on several improvements including painting, repairs, and addressing the manure pile.

Security regarding the pool area is moving forward with a consultant. The thought is to add high resolution cameras and an electronic lock on the gate. Initial estimates are @\$11,000.

RDC Groundskeeper: A handout of the position description was given to the Board. Discussion ensued regarding developing a plan as to how this position could help improve our community and will continue as there are many facets that have to be considered such as logistics, compensation, HR, etc. Fred will distribute to the Board work that he has already done on this and a separate meeting will be held by the Board to discuss.

Board Approval of Rose Dhu Creek Amended and Restated CCR’s and Bi-laws: As a result of the annual homeowner’s meeting where the RDC CCR’s and Bi-laws were discussed, and changes agreed upon by the property owners, a motion was made by Joan and seconded by Greg for the Board to approve the changes. It was unanimously approved by the Board for adoption of the changes.

OVM Committee: this has been removed so now any homeowner can approach the Board with regarding CCR issues and their resolution.

Architectural Review Board: Fred to review the process as to how someone gets onto the ARB, their individual responsibilities, and the responsibility of the ARB.

Public Comment: none

Next Board Meeting: June 15, 4:30pm Gathering Place

Meeting adjourned 6:16pm

Attachments: Treasurer’s Report, RDC Bid Process, Groundskeeper position description

Respectfully submitted, Bob Stout