

Minutes of Board Meeting

Rose Dhu Creek Plantation Property Owners Association

September 21, 2017

The meeting of the Board of Directors was held on September 21, 2017 at the Gathering Place.

Board Members Present: **Absent:** Bob Stout

Greg Van Zandt

Tom Sharkey

Joan Pierce

John Pittman

Jim Kirkland

Fred Wallace (as past President and ARB Chair)

Diane Doughty resigned 8/29/17. Dallas Eckard is added as new member. He had the next most votes at the February POA board election.

Property Owners:

Libby and Jack Hardy, Diane Doughty until 7:10 PM. Erin Eckard until 6:45 PM.

Call to Order: The meeting was called to order at 6:03 PM by Greg VanZandt

Approval of August 17, 2017 Board minutes: One addition to reflect one more house home under construction on Derby CT. A motion to accept was made by JoAn and seconded by Greg and was passed unanimously.

Board meeting time change: Jim motioned we change future meeting times. Motion was amended. At the October board meeting we will announce the change to have quarterly meetings at 6 PM with other meetings at 4:30 PM. John 2nd. Unanimously approved.

Treasurer's Report: JoAn reported. Currently capital reserves are at \$78,277 and \$1,500/month is being transferred from the operating funds. The purpose of getting up to \$100,000 in the capital reserve account is for future development and improvement of the RDC infrastructure and amenities and to avoid special assessments to the homeowners.

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

- Operating Account: \$68,140
- ARB and Builder Compliance Deposits: \$13,365
- Capital Reserve Account: \$78,277

We finished the month of August with a negative variance of \$11,019, YTD negative variance of \$33,663.

Review of Negative Variance:

- Bad debt \$ 6,000
- Legal services \$ 9,000
- Engineering Services \$ 4,000

- Capital Expenses \$32,000

As of September 15, there is one owner outstanding for the 2nd installment of the annual assessment and one owner seriously past due for multiple years. (Balance in the prepaid account is \$70,116)

Additional Anticipated Expenditures pending 2017:

Sell Lot -	\$4,000
Safety Committee -	\$3,600
Legal (foreclosure / bylaws)	\$5,000

Now that the financial records have been reviewed by a third party, corporate files need to be reviewed according to the records retention policy and stored appropriately.

There is a potential tax issue, 501(c) 7 vs (c) 3, so our Accounting firm is checking.

Greg motioned to accept the treasurer's report and John 2nd. Unanimously approved.

ARB Report: Fred discussed the three houses currently under construction (RDC Plantation Drive 75%, Sweet Grass 50%, Derby CT 5%) and the lot SE of the bridge is strung for the drive and house.

Lot 8 Re-plating/marketing update:

On 9/6/17 Fred made application for lot boundary changes with easement/ingress has been submitted to the Town of Bluffton for approval. Approval is expected within two months. Next steps will be some clearing and prep of the lot to get it ready for sale.

RDC employee analysis update:

Fred is meeting with equestrian center owner Phil Wurth on Tuesday to reach agreement on use of equestrian building for RDC equipment and employee work area. Fred to present to the Board the employee analysis by September 29. Fred left at 6:55 PM.

President's Report:

On August 29 Tom and Greg met with Southern Alarm Systems president Kelly Clement to discuss video and gate security in 3 locations: both entrances and pool/gathering place. We had met with Tim Seyden on August 4 who furnished a proposal for video, but nothing to date on key code security.

Later on August 29 some of the board members met with the Elliot's at their home as part of a ARB Appeals process to the POA Board; to walk the front yard perimeter where they have requested a paddock style fence to be installed.

Late on August 29 Diane stepped down from the Board. Thank you to Diane for all that you contributed!

We now need someone to take care for Gathering Place rentals. There is now a beta calendar on the web site that will show all dates open and all that are taken for people to make plans – something new going forward.

At midnight found four young 20-year olds drinking beer and playing cards in the Gathering Place. One was Forest Bowen's son. Greg had them pick up the beer cans thrown all over.

The north gate entry key pad has not been operational since Sunday 9/10 just before hurricane Irma. Custom Security has informed us the key pad was obsolete with no new spares. Scheduled for 9/22 repair using old parts.

Storm Irma damage:

- Several Trees were cut down without ARB approval.
- Storm debris was dumped on street greenways and easement. Up to those owners to remove.
- Electricity was lost for about 8 hours so Greg manually opened the north gate should emergency vehicles need to come in. Later closed them after lights were restored.
- Professional Landscaping got the roadways cleaned up very quickly.
- Still need to clean up the horse trails. Currently there are about 5 trees down on the horse trails, 2 of which came down in the first tropical storm.
- Thank you to Todd Guenther for repairing the south gate fencing that the earlier tropical storm damaged.

August 31, Professional Landscaping installed boulders around the cul de sac at the east end of the Dover Tree island protecting it from tire over runs and two boulders at the west end of Dover Tree protecting the new paving on the turn out.

Got a call from Scott Anderson, the outdoor lighting guy who installed the north gate illumination, informing me the south gate lights no longer worked. He tested the lines and there is a dead short somewhere. The lights are old, some full of water. He will be furnishing a proposal for replacements in conduit.

This past Tuesday Tom and Greg met with Bob All owner of Custom Security. He pitched us on a replacement security system for all three locations. A leased solution. We are waiting for the proposal.

Jodie McMahan stepped down from both the Beautification and Social Committees yesterday. Thank you to Jodie for all your contributions!

Today found two broken sprinkler heads at the north gate. Mile Graves with The Greenery will send a proposal. They need to be moved further away from the curb so they can't get run over. However, due to Diane's concerns, Greg has action to talk tomorrow with Mr. Graves about fixing the sod so no gaps and rolling it flat so the grass doesn't die.

Art Gopalan will once again chair the Nomination Committee. He will get things rolling the second week of October.

Mike Wise with Sweet Water pools has sent a proposal for pool structure maintenance that Greg will send out to the Board for review and consideration.

The Gathering Place will be cleaned the morning of the third Thursday of every month going forward.

Jim proposed a volunteer award such as a gift card. No vote taken but others like the idea.

Safety Committee Report-Tom:

- New road signs. Fred has all the material to install last 12 signs this month: 7 trail stops; replace two stops at gate exists; island stay to right; and two slow down children.
- Common Hampton Hall chain link fencing repairs to bid winner Graybar Fencing. Their cost will be \$4,183. RDC cost \$9,200 from March 2017. The total shared cost would be \$13,383 (\$6,691.5 each Association). The total amount that will be reimbursed to Rose Dhu Creek will be \$2,508.50.
- The Gathering. Several vendor options (Custom Security, Southern Alarm, and Remote Technologies) for pool gate lock and access and cameras. Also, a DIY option for pool security video. Tom and Greg VanZandt met with the Custom Security owner on 9/19.
- Trail safety. Three leaning oaks over tail behind 29 RDC Plantation Drive. High green fence behind Fred Wallace home needs new posts since leaning.
- Security issues:
 - a. Someone is dumping large amounts of trash into Greg and Gayle Harrold's construction trash bin.
 - b. Trail cameras SB cards and batteries were purchased by Todd. Put one at the Gathering and at Harrold's trash bin?
 - c. North gate entrance keypad has not been operating since 9/10. Gates now programmed to open at 7:30 AM and close at 6 PM.
 - d. Tom replaced the bent pool gate latching bar today.
- New business.
 - a. Gate upgrades with Custom Security. Reviewed their proposal for the north gate. The south gate was upgraded in 2015. Upgrades include a Chamberlain's LiftMaster CAPLX telephone access controller for about \$2,500 with a touchpad at the entrance; and \$7,388 electronics aging replacement with leasing of the parts. Include these upgrade decisions with decision on future security vendor.
 - b. Todd and Tom will install new gate bushings for parts of about \$150 rather than using Custom Security for \$1,372.
 - c. Shirl Adams will call BJWSA to determine if some of the drain culvert openings may be modified for pet and child safety.

Beautification Committee Report: Greg presented a proposed design for the pool gate arch. A majority of the Board members want just the two lamps without an arch. John should be meet with the Beautification committee about his ideas for the Gathering parking lot with a RDC horse sign on a pole. The north gate landscaping is complete. However, due to Diane's concerns Greg has action to talk tomorrow with The Greenery supervisor about fixing the sod so no gaps and rolling it flat so the grass doesn't die.

Social Committee Report: For Laurie Kelly, Greg reported that the Oyster Roast/Low Country Boil will be September 23 and Downtown Catering will handle the food. On October 28th, we will again have "Trunk or Treat" and December 9th we'll hold our Winter Holiday Party.

Amend CCR's: Joan Pierce discussed proposed changes to our CCR's. The first change being potentially allowing up to 48 hours for boat or RV storage. Expanding the Article definition of Park to add: "and are considered an extension of the park facilities of the community." Change the ARB appeal process to match Moss Creek's wording that does not include the POA Board. Board members review and comment to JoAn by 9/28/17 for any other changes to the CCR's especially the ARB process.

Amenity and Community Maintenance Task Groups: Meetings will be held during the next couple of weeks to get these two started and developing forward looking plans to benefit RDC.

Next Board Meeting: October 19, 6:00pm Gathering Place

7:31 PM proceeded to Executive session to address past due assessments.

Meeting adjourned 7:36 PM Jim motioned to close the meeting and JoAn seconded. All approved.