

**ROSE DHU CREEK PLANTATION  
PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING**

**SATURDAY, FEBRAURY 18, 2017**

**CALL TO ORDER**

The Rose Dhu Creek Plantation Annual Meeting was called to order on Saturday, February 18, 2017 at 10:00 AM at the Gathering Place, 34 Rose Dhu Creek Planation Drive, Bluffton, SC. by President Fred Wallace. Board members in attendance were Fred Wallace, John Pittman, Diane Doughty, JoAn Pierce, and Greg Van Zandt.

A call to order was made by President, Fred Wallace, at 10:10 AM. Mr. Wallace confirmed a quorum of the membership was in attendance by proxy or in person. A motion was made by John Pittman to open the Annual Owners Meeting. A second was made by JoAn Pierce. The motion was unanimously approved by the Board.

**PROOF OF NOTICE**

Annual Meeting notice was mailed on February 7, 2016.

**APPROVAL OF MINUTES**

Minutes of the March 26, 2016 (second) Annual Meeting were reviewed. A motion was made by Fred Wallace to approve the 2015 Annual Meeting minutes. A second was made by John Pitman. The motion was unanimously approved by the Board.

**REPORT OF OFFICERS**

Mr. Wallace presented the Annual Report to the attending Owners:

- A lot was done around the neighborhood this past year by the Beautification Committee:
  - Pool / Gathering Place upgrade:
    - Living fencing was replaced with a perimeter aluminum fence with brick columns and locking gate entry
    - Savanah brick fire pit was installed with walk way
    - Extended sod
    - Replaced pool furniture and umbrella tables
- Installation of North gate accent lighting
- Replanting of the cul de sacs
- Board hired an outside CPA to perform a process review of our financials since leaving the management company
- Bylaw Committee reviewed and updated the RDC Plantation bylaws
- Safety Committee worked with local law enforcement to improve the safety of the community by performing an audit. Findings included: speed bumps; home exterior lighting; and perimeter fencing integrity and other suggestions for improvements.
- Owner Value Committee (OVC) was formed enforce Covenant of Restrictions.
- Hurricane Mathew presented a community challenge for cleanup. Even with the wind still howling as the storm passed during the second day, residents were out clearing the roads, helping neighbors clean up and bring debris to a staging area just north of the Gathering Place. Truly brought out the community spirit!!!
- Settled the DR Horton lawsuit.
- Christmas party was successful.

- The 2017 Budget has been approved and the balance sheet is strong.
- 2016 Annual Financial Statement was reviewed.

### **REPORT OF COMMITTEES**

- JoAn Pierce –
  - Advised the group of an update on the OVC: a request for volunteers was sent out in August to enforce the CCR's, and to ensure a business process is in place to maintain property values.
  - Bylaws Power Point is now on the web site for anyone to view.
- Tom Sharkey –
  - The Bluffton Police Department will be using a traffic calming device - a radar sign – on Red Bud Way to show motorists their actual speed with hopes of slowing vehicles.
  - There are eight speed bumps and we are looking at options
  - Bluffton Police preformed a security review. They did not find any significant security issues. The results are on the web site under the Security Committee.
  - We had several teenagers move away. Less damage is expected for this coming year.
  - Learning from Custom Security how to operate our entry gates.
  - We are going through all the gate access codes to determine old codes no longer used; codes that were assign to DR Horton venders that need to be removed, etc. to clean up the codes and improve the security of users.
  - We are renaming the gates to North and South gates.
  - All the road signs will be replaced with appropriate reflective signs this coming year.

### **ELECTIONS & TALLYS**

Fred Wallace advised that the ballots are being counted by the following RDC property owners: Art Gopalan, Jack Hardy, and Mary Sharkey and the process supervised by independent community manager, Laphanie Banks, CAM, AMS, PCAM. Fred named the nomination committee for 2016 as Art Gopalan, Jack Hardy, Diane Doughty, and Rick Cramer. Art Gopalan led the committee for this year.

Fred announced that the tally and confirmation of the ballot count was complete with the following results:

- Tom Sharkey – 50 votes
- Bob Stout – 48 votes
- Jim Kirkland – 38 votes
- Dallas Eckard – 32 votes
- Bylaw updates approved 60 yes to 1 no

Since there were three open positions on the Board for 2017, Tom Sharkey, Bob Stout and Jim Kirkland were elected to join the Board by the Rose Dhu Creek Planation Property Owners. Fred then went on to thank Dallas Eckard for running for a Board position.

Comment from home owner:

- Lars Wren – expressed concern regarding the tree roots at the South gate turning lane. Fred replied the safety committee has contacted a paving company to have the road repaired as SC DOT advised the tree roots are not in the right of way of May River Road.

### **UNFINISHED BUSINESS**

#### **APPROVAL OF THE 2017 BUDGET**

Fred reviewed the 2017 budget. There were no comments and, a motion was made by Fred Wallace to approve the 2017 budget. A second was made by Greg Van Zandt. The motion was unanimously approved by the Board.

## MEMBER COMMENTS

- Art Gopalan- Please update the group with the cost of hurricane Mathew. About 90% of the trails are open. The cost to the community was around \$10K out of pocket. We still have a claim into CAN for fence repairs.
- Phil Warth - owner of the Equestrian Center, mentioned he and his staff are pleased to be part of the RDC community
- Karen LeBon – requested meeting agendas be added to the web site. Greg Van Zandt acknowledged and will have meeting agendas added
- A question from the floor: How is the president decided? Laphanie explained the new Board will appoint the officers: President, Treasurer and Secretary at their first meeting in keeping with the bylaws.
  - JoAn explained there is a business process now in place for this procedure and will help with succession planning
- Comment from the floor: Who ever does the gardening around here blows all the leaves onto my lawn. I would appreciate it as many others that this practices stop. Fred addresses this concern by stating the Board is looking at alternatives to how maintenance is being done in the community. Although we have a low inventory of real-estate, property values are impacted by the overall look of the community.
- Comment from the floor: How many undeveloped lots are there left? Fred answered there are 75 homes built, we have 113 lots and 30 are open for building, and ARB has 2 homes under review.
- JoAn – Made the request, please volunteer – it allows you to get involved, but not a lot of time – please go to the web site and volunteer.
- Comment from the floor: When will the common areas be cleaned up? Fred answered we are behind in common area clean up with some fallen trees, and the next Board will develop a schedule. For everyone to be careful when cutting trees. We haven't had any injuries and hopefully it will stay that way.

## NEW BUSINESS

### 2017 NOMINATION COMMITTEE

- Fred asked for volunteers for the 2107 nomination committee. Art Gopalan, Rick Cramer, and Jack Hardy volunteered. Fred thanked them for volunteering and also for their work last year and today.
- Fred then made a motion to set the date and time for the 2018 Annual Property Owners meeting in accordance with the RDC bylaws for the third Saturday in February of 2018 to be February 17, 2018 at 10 AM at the Gathering Place, a second was made by John Pitman. The motion was unanimously approved by the Board.

## ADJOURNMENT

There being no further business, a motion was made at 11:17 AM to adjourn the meeting by Art Gopalan, a second to the motion made by Fred Wallace. The motion was unanimously approved by the Board and all present for the meeting.

---

President

---

Date Approved

**Note:** Meeting Minutes were respectively submitted by Secretary, Greg Van Zandt.