

**Rose Dhu Creek Plantation POA**  
**Board of Directors Meeting Minutes**  
**October 18, 2108 6:00pm at the Gathering Place**

Meeting called to order at 6:02pm

Board Members present: Jim Kirkland, Mike Kelly, Todd Guenther, Bob Stout

Board Members absent; Claudia Peacock, Dallas Eckard, JoAn Pierce

Committee Members present; None

Homeowners present; Art Gopalan, Sam Weatherly

Approval of September 2018 special POA Board meeting minutes motioned by Mike, seconded by Todd, and approved 4-0

Approval of September 2018 regular POA Board meeting minutes motioned by Mike, seconded by Bob, and approved 4-0

**Treasurer's Report:** Bob read the Treasurer's report and the key items are as follows- as of September the Operating Account is \$43,377, ARB Deposits \$39,465, Capital Account \$65,626, September positive variance \$7,917, and YTD positive \$9,346. The larger items this year for capital spending were The Greenery for the south entrance \$17k, Bluffton Electric \$8k, North gate \$6k, Custom Security lease buyout \$7k, and Carolina Time \$42k (a copy of the report is attached). Jim covered the extra expenses we incurred this year such as over \$5,000 damage to the north gate, the vandalism on the south gate, what this did to our overall budget, and the need to get through the end of the year without any further "extra" expense.

A letter will be sent out no later than December 1<sup>st</sup> to all home and lot owners making them aware that as of January 1, 2019 the POA will no longer maintain the greenways where it is private property and not owned by the POA. The responsibility to maintain will be on the home and lot owners and should they wish to have the current company doing the work, Professional Landscaping, they can contact them at 843-757-3775 or Bill Doughty directly at 843-247-3775. Sam Weatherly asked about what happens if a home or lot owner doesn't maintain their property and it will be the same as any other CCR violation in which the owner will be contacted directly for resolution.

Three Year Capital Plan discussion and approval was shelved until next meeting when JoAn is present.

**ARB Report:** No report as no members present.

**Beautification Committee:** Jim read the Committee report (attached) highlighting the completion of the hardscape at the south gate and the condition and needs of our trails. The Committee will not be meeting again until their new 2019 budget is decided upon. Todd mentioned that there are some trees down on the trails and some damage to fences. Jim will call Fred Wallace to see if Leroy can take a look at the damage and see what's needed for repair.

**Social Committee:** Jim talked about the scheduled Halloween Crawl event for those homeowners who want to participate and also about the current situation with the Social Committee (Claudia's letter attached). The Chair, Chris O'Malley will be leaving soon once her house closes escrow and some other members have dropped off the committee. Jim is going to mail Chris a thank you from all of RDC for her efforts and the hard work she put in making a number of functions a success. Todd suggested we move forward and put out a notice seeking more members and someone to take the lead of the group. He also volunteered to be on the committee. Jim will contact the current committee and then put out notice on NextDoor seeking new members. The Christmas Party was discussed but the concern is without a budget it may have to be potluck. Mike suggested the Social Committee needs to decide soon as to what do we do because of the timing being less than two months away.

**Security Update:** Todd reported the progress with Carolina Time and that by October 19 all hardware will be installed. By Monday October 22<sup>nd</sup> the integration will take place so that everything is on a single network. When it's completed there will be a meeting of some homeowners/ Board members to learn about the use of the system. Jim brought up that someone has already damaged the new north gates by forcing them open and Todd will get a quote for a magnetic lock. Todd also said he'll get a quote for the damaged split rail fence, replacing it with fencing similar to the pool area. Jim suggested we get this fixed as soon as possible as it's a maintenance and security item.

**Amenity Committee:** We are still waiting on Karen LeBon's consolidation of the survey and this will be shelved until next meeting. Jim will contact Fred to see how far along this is.

**CCR Violations:** No notice of any this past month.

**New Business:** "Helping Hands"- Jim talked about a discussion he and JoAn had about helping anyone within RDC who may need help such as going to the doctor, picking up meds, or going to the grocery store. He will develop an outline and send it out to the community.

Mike mentioned the gathering Place non-refundable cleaning fee is \$80 and is now posted on the RDC website. The sign-up information is there as well for those folks wanting use of the facility.

Art Gopalan discussed the Nominating Committee and the number of Board positions/term lengths that will be voted on for 2019. What will affect this is Dallas Eckard who currently has his house for sale and has missed three consecutive meetings. Jim will contact Dallas and see what he wants to do regarding his position as some of the Board felt that if he is leaving it would be better to have his opening on the ballot as well. On November 1<sup>st</sup> Art is planning on sending out an email blast, posting on NextDoor, and mailbox drop for the information regarding open positions and seeking candidates to fill them.

**Executive Session:** None

**Motion to adjourn** by Mike Kelly at 7:02pm, Todd seconded and approved 4-0