

Rose Dhu Creek Property Owners Association

Annual Meeting Minutes

Saturday, February 16, 2019 at The Gathering Place

Board Members present; Jim Kirkland, JoAn Pierce, Mike Kelly, Bob Stout

Board Members Absent; Claudia Peacock, Todd Guenther

The meeting didn't officially start until 10:30am as a result of not having reached a quorum and having folks go out and retrieve proxies and ballots from absent homeowners. The final count was 57 proxies/ballots and we needed 56 for a quorum. We also had 10 ballots which didn't include their proxies so we are by rule unable to count them in the final tally.

Prior to the official start of the meeting Jim Kirkland asked the candidates present to get up, introduce themselves, and talk a little bit about their background. Present were Art Carapola, Tara Lynam, Patrick Cunningham, Clay Bomgardner, Greg Harrold, and Ron Koopman. Each spoke giving their backgrounds, time in our community, and some as to why they are running for the Board. Jim asked the candidates that don't get elected, along with the homeowners, for support on the various committees as there is a need for more folks to get involved. Jim also introduced each of the current Board members and their positions and responsibilities on the Board.

Proof of Notice: Notice was sent to each homeowner with the proxy and ballot (copies attached).

Approval of February 18, 2018 Meeting Minutes: JoAn motioned, Mike seconded, and the Minutes were approved unanimously by the Board (minutes attached).

Report of Officers: Jim covered the highlights of the past year explaining that it was a "repair and replace" type of year. We replaced our security system in 2018 and now own it ourselves saving substantial money on an annual and monthly contract. With the security system we had to do gate replacement and repair due to damage along with new lighting. Some key items for 2019 include the need to appoint a new ARB which will be addressed at the February 21 Board Meeting, we continue to look for an employee to handle maintenance and repair, and like 2018 we'll need to add a Board member to each committee.

Jeanne Gerace of the Beautification Committee covered the achievements of this past year which included the hardscape and widening the turn lane at the South gate, new plantings at both gates, and new lighting. For 2019 they'd like to do summer annuals and find a different landscaping company to properly take care of the plantings since our current contractor didn't.

JoAn Pierce went over both 8 and 10 Derby Ct. We own the lot at 8 Derby Ct. and are in litigation with JP Morgan Chase for disrepair and lack of maintenance of their property at 10 Derby Ct. Currently the assessed fines for Chase Bank are over \$40,000 plus legal fees and we are pursuing this through our lawyers. The has been going on for over a year now and we are trying to get it into mediation. Chase has changed their attorney on this matter three times already and appear to be evasive when dealing with this entire issue. Billy Bagwell who lives next to this property asked if he could mow the larger part of the lawn and yard that isn't maintained because of snakes and other problems. He was told he could but that he'd need to send an invoice for the work done so that it can be passed back to the bank. Jim

explained that we are trying to get an easement from 10 Derby to access 8 Derby and that is part of our negotiations with JP Morgan Chase.

Some other items covered by Jim included incorporation of Bylaw changes in 2018, a new request for proposal and the plantation's landscaping, that all corporate documents are now in Google Docs, that we've established a process for using the Gathering Place and set a cleaning fee, that job descriptions were developed for executive Board Members, all reimbursements are now done electronically, that we are going to partner with Hargray for improved service, and all 2018 dues were paid.

2018 Financials and 2019 Budget; JoAn discussed the highlights of 2018 final financials (attached). We overspent due to some unexpected expenses such as gate repairs and replacement along with adding lighting to both gates. Our operating expenses run about \$170,000/yr. and the capital reserves have been dropping for four years in a row. The plan going forward is to increase the reserves for future needs such as roads, hurricanes, insurance deductibles which means our 2019 budget will be conservative. Our long-term debt continues to drop as we make monthly payments on both the road loan and 8 Derby Ct. The next few years we should experience an increase in the operating budget from the \$16,000/yr. savings on the greenway maintenance which now has owners responsible for their own properties. We will also have a one-time positive impact when we sell the lot at 8 Derby Ct. where we can use the equity to retire debt and build capital reserves. The desire is to over time build up the reserves which can't be more than \$200,000 for our aging infrastructure, hurricane preparedness, insurance deductibles, and other known and unknown items.

Amenity Survey; Greg VanZandt went over the key items on the Amenity Survey, how it was conducted, and the terminology (attached as part of the slide deck). The top 3 areas of concern for homeowners who responded were the greenways, The Gathering Place, and the pool area. There will be another survey out later this year to dive deeper into these three areas and see how the community could further improve them along with any other benefits. Greg also discussed the **Community Maintenance Panel** and potential future work our community may need. This includes roads, signage, The Gathering Place, the pool, drainage, etc. This panel will also use outside experts/advisors where needed for specific areas and develop an on-going plan for everything that will need repair or replacement.

Election Results; As a quorum was reached with 57 proxies and countable ballots turned in (we needed 56 for a quorum) the results are as follows- for a three-year term ending on February 19, 2022 Ron Koopman and Fred Wallace, for a two-year term ending on February 20, 2021 Mike Kelly, and for a one-year term ending on February 15, 2020 Art Carapola. **Note-** in 2020 there will be three vacancies for election, all three-year terms and in both 2021 and 2022 there will be two vacancies both years, all being three-year terms. Expiration of terms for the newly elected and continuing Board Members are as follows; Jim Kirkland, Bob Stout, and Art Carapola in 2020, Mike Kelly and Todd Guenther in 2021, and Fred Wallace and Ron Koopman in 2022.

New Business; Chris O'Malley brought up the issue of Fred Wallace paying for the community Christmas party and expressed that he should be reimbursed. Beverly Sturm mentioned how the party changed at the last minute and was suggested it be a pot luck since we didn't have the money which Fred heard about and stepped up to take care of it. This led to a discussion about needing earlier communications when budgets get cut as both the Social and Beautification Committees expressed frustration over this and having a lot of wasted effort.

Mike Kelly showed an actual video of our new security equipment in action as a driver went out the South gate and damaged the brickwork. You could clearly see the license plate, the driver texting, and the van hitting the brick and blowing out a tire. Mike also explained that the data we capture is not only held here with us along with cloud storage and can be accessed any time we need to. Questions arose about key FOBs and codes and presently both Mike and Todd are our community contacts.

Unfinished Business; Jim talked about the need to get a new **Nominating Committee** appointed which will come up at the next Board meeting. Art Gopalan read the bylaws regarding this committee and Jim asked for volunteers to which Greg McMahon responded. This will also require one Board member to be part of this which will be part of the appointing. The next item was **Helping Hands** which is trying to get a group of folks within our community to volunteer and help out those who need it. This could be to give a ride to the store or pharmacy when one is unable to do so for themselves. We've seen the need the past couple of years for such a group and Jim extended an open invitation to anyone who would want to help.

Mike Collins circled back to the 10 Derby Ct. issue and asked about our legal position and if we have a lawsuit filed. It was explained where we are at legally and that we are headed to mediation and ultimately a lawsuit if they continue to refuse to meet with us.

Roger Logston asked about the cleaning of our streets by Professional Landscape and some homeowners having complaints about them blowing debris and leaves into their yards. This resulted in a discussion about who is now responsible for the cleaning of our roads which will be done on an "as needed" basis. This is because with the greenway change back to homeowner responsibility has Professional Landscaping no longer doing this regularly.

Jim thanked everyone for attending the meeting and for their efforts this past year, especially the volunteers on the various committees and panels. He also mentioned that our volunteers help keep our dues low and we all benefit from that.

Meeting adjourned; 11:42am