

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday May 16, 2019 at The Gathering Place

Board Members Present; Fred Wallace, Todd Guenther, Bob Stout, Art Carapola, Ron Koopman, Greg Harrold. **Absent;** Jim Kirkland

Homeowners Present; Sam Weatherly, Roger Logston, George Buckley

Meeting called to order at 6:02pm.

Approval of April 17, 2019 Meeting Minutes; Fred motioned, Art seconded, and approved 6-0.

Treasurer's Report; Bob reported that currently we have:

- \$124,730 in our Operating account,
- \$23,465 in ARB and Builder deposits, and
- \$38,851 in the Capital account.
- In April we made a contribution from Operations to the Capital account in the amount of \$6,000
- We received a check from JPMorgan Chase as a settlement for the 10 derby court assessments for a confidential amount. Once we sign the agreement documents, we can deposit that check.

Our annual POA fees have 21 owners making the two-pay option, 1 owner is delinquent for the \$1,850.00 annual assessment plus interest (1.5% and has been in touch with Fred regarding payment. Statements have been sent accessing interest @1.5%/mo. or 18%/annum to the delinquent member.

We finished April with a negative variance of \$626 and YTD positive variance of \$10,158.

Security;

Power Outage - Todd discussed a power outage at the North gate on Saturday May 4th. They were inoperative for 45 minutes. Todd opened the gates to allow traffic to pass. Todd wants to review the maintenance agreement with the security vendor.

Fob issues – Todd discussed the fact that residents moving out of Rose Dhu are not either returning the Fobs of passing them along to the new residents. There was a discussion of how to resolve this issue, since RDC needs to pay for replacements. We discussed either charging residents for new fobs or having residents submit a deposit for new fobs, which is returned when they turn them back into the POA. No decision was made.

Operational Support – Art announced at the meeting that Mike Kelly has provided several sessions of training to him on maintaining the security systems and he is up to speed on what needs to be done.

Beautification Committee;

Todd discussed the new Landscape contractors that are maintaining the grounds. He said they are coming up to speed nicely. The landscapers had questions regarding two mailboxes that need replacement.

Fred asked about the status of the Greenery work that had been authorized and we discussed that they will be installing the new annual plantings the next day – Friday May 17th. (Update – The Greenery will be installing annuals at both gates on Monday May 20th because they were backed up with work). Todd also mentioned that the new landscapers were doing a much better job maintaining the current plantings, deadheading the flowers and overall maintenance of the plantings

Sam Weatherly asked about when the landscapers were starting their 2,5-days per week of maintenance at RDC. Fred said they are splitting their time right now with Hayward Point. He expects they will be spending two days/week at Hayward Point and 3 days/week at RDC. He thinks they will be using a 3-person crew at RDC.

Art asked about the resolution of greenway maintenance for empty properties or lots where the homeowners are not maintaining the greenway. That has not yet been addressed and currently the POA is taking care of the unmaintained greenway.

ARB;

Lot 8 Sale - Fred noted that we have another unsolicited offer for Lot 8 which we (RDC POA) own and subsequently split, it sits adjacent to The Gathering Place. This offer would only incur one side of the Real Estate commission (Seller Commission), so financially it would work better than the previous offers. Fred said we will respond to these potential buyers by sometime next week. The address of this property would be 12 Derby Court.

RDC/JP Morgan Update - Stacy Collins is in possession of the contracts and the check from JPMorgan Chase to close out the assessments on 10 Derby Court. These documents will be forwarded to us for our signature and release of all RDC claims against 10 Derby Court, allowing the sale of that property to proceed to closing in June.

As of May 16th, 2019

- Two lots are currently on the Market
- Two Houses are for sale
- Gino's house is under contract
- Three Houses are starting construction
- 1 house construction is pending by the North Gate

Social Committee;

There was a discussion of the Social Committee presented by Ron. He said that the committee was worried about their overall budget and have created plans to reduced the spending on each event. This

will be managed by members of the committee providing some of the food and items necessary for the event.

Last year's spend for the Pool Party was \$1,200. This year the budget is being limited to \$400.

There was a discussion of who would take over as the chairperson for the Social Committee now that Lori Kelly is moving away. Amanda Ware has provided coordination to this point in time; however, she cannot take the lead role due to her other commitments. Elena Carapola is willing to take a greater role once she heals from her shoulder replacement operation in about a month. At this time, the team will share responsibility for coordinating the events.

Old Business;

Transfer Fees:

Fred discussed the proposed assessment of a Transfer Fee assessed when a property is sold. The feedback he received from the board members was that fees in the range of \$1,000 to \$1,500 would be acceptable, so Fred proposed a fee of \$1,250. Bob motioned to approve and Art second that motion. The \$1,250 fee was approved unanimously by the Board

New Business;

Fred is going to send Art a memo that announces the newly agreed Transfer fees. Art will post this on the website

George Buckley asked if there was an aerator in the Old Miller Pond because he has seen an increase in algae growing in that pond. Fred answered that there is not, because the pond is so deep (12 to 13 feet deep), that we shouldn't need an aerator. There was a discussion of an alligator in that pond, as well as an alligator in the pond behind the Elliot's house. Also, we discussed the fact that some people fish in the Old Miller pond from Old Miller Road, outside the development.

Adjournment; Todd motioned to adjourn, Bob seconded, and it was unanimous at 6:39pm.