

Rose Dhu Creek Plantation POA

BOARD OF DIRECTORS MEETING MINUTES

May 17, 2018 at 6:00 p.m. Gathering Place

Meeting called to order at 6:02 p.m.

Attendees, Board Members: JoAn Pierce, Jim Kirkland, Claudia Peacock, Dallas Eckard, Todd Guenther, Mike Kelly, Bob Stout, and Fred Wallace as Past President and ARB Chair

Owners: Sam Weatherly, Jack and Libby Hardy, Lori Kelly, Art Gopalan, Owen Nickerson, Chris O'Malley, Roger Logston, Carole Stout

Approval of April 2018 Meeting Minutes, motion to approve, seconded and approved 7-0.

**Financial Report:** As of the end of April 2018 the following balances were reported at Coastal States Bank;

Operating Account: \$120,405

ARB and Builder Compliance Deposits: \$55,465

Capital Account: \$87,052

We finished the month of March with a positive variance of \$3,520 and a year to date positive variance of \$24,068

We will transfer \$3,000/ month to our capital reserve funds and this was not completed for the months of January through April. As a result we will transfer \$15,000 to the reserve fund in May. As of March 2, there are 2 property owners in collections from the 113 billed.

Open items:

Bylaw changes have been recorded

Contract reviews are in progress

Three-year capital plan should be ready by July 1

Development of Treasurer's job description

**Security Gates:** Jim brought up the myriad of problems that have occurred with the gates, Custom Security, their service, and what they've proposed for the future. As an alternative, members of the Board looked into other companies, which there aren't many, and unfortunately not many were willing to take on the scope of work needed. For the few who did respond Carolina Time was the most competitive, also RDC would own the equipment versus the on-going lease situation we've had for years with Custom Security. The advantage is cost savings for the community and better control of the system. Jim and Todd reviewed a community where Carolina Time did an installation and were able to observe a similar system in action along with the advantages compared to our current equipment. Todd discussed with the group his meetings with Carolina Time and verifying/researching equipment costs. The idea of having the North (back) gates open automatically was brought up and Owen Nickerson strongly objected saying he felt this was a security risk and pointed out that other plantations don't allow this. Todd also talked about the equipment, the quality (much better cameras than we have now), computer access to the data and pictures/videos, and that's it's all digital quality. The

proposal by Carolina Time was #8A81 for \$42,097 and is attached. A motion was made by JoAn Pierce that we accept the proposal and move forward, seconded by Mike Kelly, and unanimously passed. It was agreed prior to the final signing that the RDC legal counsel will review the contract and services agreement.

**Landscape Maintenance Proposals:** JoAn will pursue bids and requests for proposals to take care of the RDC landscape maintenance. We've been unable to hire an employee and currently Professional Landscaping is on a month to month contract. JoAn, with Fred Wallace's input, will break out the individual areas of work needed such as lagoon areas, greenways, gate areas, etc. This is planned to be finalized by the June meeting. Some questions on the greenways came up and whose responsibility is it to maintain them. Some folks feel the individual lot owners should be responsible or at least pay something for the service provided.

**Pool and Gathering Place Update:** Todd talked about moving of the outdoor shower, fixing the toilets in both restrooms, new faucets in the bathrooms, painting, and getting a secured cabinet for DVR storage. He also brought up the pool deck maintenance, concrete indoor floor with the possibility of doing a stain/sealer, and adding pine straw to the landscaped areas of the Gathering Place and pool. After a short discussion it was decided to go forward with the pine straw with a cost of around \$500.

**Amenity Survey:** Fred Wallace gave an update on the survey for RDC owners. First verification of all email addresses was needed and those have already been received by each owner. The next step will be the survey which will be emailed to everyone by June 1<sup>st</sup> so that by the end of the month all the information can be compiled and available for the July Board Meeting.

**ARB:** Fred Wallace brought the Board up to date regarding the five houses currently under construction and how far along each one is. There is also one home currently under ARB review and he anticipates another one being submitted next week. Regarding 10 Derby Court it appears the bank (JP Morgan Chase) is still slow to respond in bringing the property into compliance. A review will occur on June 1<sup>st</sup> by the Board and if not in compliance the fines of \$100/day will resume. The historical issues with this property were also covered going back five years. Fred will supply JoAn Pierce with photos to give to our attorney.

**Maintenance and Roads:** Though there was some preliminary discussion this was tabled until the June Board Meeting.

**Social Committee:** Chris O'Malley talked about the next event which is coming up on Saturday June 16, a pool party and BBQ. There is a proposed event calendar for the rest of 2018 but there may be some changes to it as we are fall "heavy" with the scheduled events and the desire is to possibly spread it out a bit more throughout the year.

**Beautification Committee:** Carole Stout brought up what the committee is currently working on regarding the South (front) gate and getting bids to fix the brick or widen the lanes creating the

room to turn around for those that can't enter the plantation through this gate. The previous idea of enclosing the pool area came up and all were told that's been permanently tabled.

**Corporate Documents and Website:** Mike Kelly is trying to get us set up with email addresses for current and future Board Members. The cost will be \$2/month per address and it was agreed to move forward on this. The maintaining of our RDC website was discussed and how we take that over and manage it. The process has started for looking at security software with programs still under review. In an attempt to bring the RDC website information current the confirmation of the Beautification, Social, and Nominating Committee members was confirmed by the group (see attached).

**New Business:** Fred Wallace talked about Lot 8 on Derby Court, it's size, and the fact that it's one of the higher elevation lots in RDC. As a result, there is added value to that lot and before the Board sets a sale price we need to consider the value along with the added costs. These costs include the work needed on the easement, water runoff mitigation, and power to the lot. Discussion ensued about the cost to get the lot ready and what the effect would be on the asking price. The projected costs of the preparation of the property will be given to the Board at the July meeting.

**Outstanding Items:** None

**Executive Session:** None

**Adjournment:** The meeting was adjourned at 8:10pm.



Beautification

Jeanne Gerace (Co-Chair)

Carole Stout (Co-Chair)

Greg Van Zandt

Todd Guenther (Board Member)

Social

Chris O'Malley (Chair)

Libby Hardy

Lori Kelly

Pam Rohr

Beverly Sturm

Caroline Taylor

Anne Van Zandt

Amanda Ware

Claudia Peacock (Board Member)

Nominating

Dallas Eckert (Chair, Board Member)

Art Gopalan

John Pittman

Jack Hardy

Rick Cramer



**PROPOSAL # 8A81**

Carolina Time Equipment Co, Inc. | Cincinnati Systems, Inc. | Time & Parking Controls, Inc.

**TO:**  
James Kirkland  
Rose Dhu Creek Plantation  
15 Redbud Way

**FROM:**  
Heredia, RJ  
1018 West Highway 80  
Pooler, GA, 31322

Bluffton, SC 29910

Phone: (912) 927-2001  
Fax: (912) 233-8040  
Email: robert.heredia@carolinatime.net

**FOR:**  
Rose Dhu Creek Access Control  
Rose Dhu Creek Plantation Bluffton, SC 29910

Warranty- 1-Yr Parts & Labor

Proposal expires on- June-30-2018

Delivery- 4-6 weeks

Terms- 50% down, 50% at completion

We hereby submit specifications and estimates for:

- South Gate Location BiParting Swing Gates
- Access Controls Entry
- 1 - DoorKing 1835-084 Telephone Entry Unit w/Keypad 3000KMemory
- 1 - DoorKing 1814-165 Stainless Steel Flush Mount: 1835
- 1 - DoorKing 8057-110 Out Door Receiver Enclosure
- 1 - DoorKing Management Software
- 1 - DoorKing 1830-185 TC/IP Converter RS232 Cnvt (1830-185) Cables (1818-040)
- 1 - DoorKing 1815-568 VoIP/Adapter (1830Kit)
- 1 - DoorKing 8040-080 Microplus RF Receiver
- 300 - DoorKing 8069-080 Micro Plus RF Transmitters TXBK 1B
- Gate Controls
- 1 - FAAC 10420712.5 Primary Operator CBACR Rapid w/ 455 Controller
- 1 - FAAC 104207125 Secondary CBAC Rapid Operator
- 1 - FAAC 785152 PhotoEye Saftey Beam
- 1 - Rino AX2-4-2c Single Saftey Detector/ Entry Saftey
- Gate Control Exit
- 1 - FAAC 10420712.5 Primary Operator CBACR Rapid w/ 455 Controller
- 1 - FAAC 104207125 Secondary CBAC Rapid Operator
- 1 - FAAC 785152 PhotoEye Saftey Beam
- 2 - Rino AX2-4-2c Single Saftey Detector (Exit + Saftey)
- 1 - Carolina Time CTE\_VSP Low/High Voltage Surg Protection - Power Supplies Kit
- 1 - FAAC 3520 \*Single Gate\* Battery Back Up unit
- Gate Cameras Entry/Exit
- 1 - Flir Digimerge DN408P28 8CH NVR IP BUNDLE 2T BNVR 8 2.5HP Bullet Cameras
- 1 - Flir Digimerge P28 LPC Motorized POE Bullet Camera
- Customer Provides \*
- Network \* Network/ Equipment Communications - Router/ IpAddress
- Enclosure \* Equipment Enclosure for Camera NVR/Network System
- North Gate Location \*
- Access Controls Entry
- 1 - DoorKing 1838-081 MutiDoor Controller (No Telephone Entry)
- 1 - DoorKing 1830-185 TC/IP Converter RS232 Cnvt (1830-185) Cables (1818-040)
- \* Note Customer Provided Network/ Equipment

	Finished Goods & Software	Discounted Price
	\$	-
		-
	3,862	2,819
	366	267
	112	82
	-	-
	434	317
	130	95
	185	135
	6,600	4,818
		-
	3,310	2,416
	1,861	1,359
	250	183
	280	204
		-
	3,310	2,416
	1,861	1,359
	250	183
	560	409
	410	299
	1,850	1,351
		-
	1,050	767
	560	409
		-
		-
		-
		-
		-
	2,900	2,117
	434	317
		-



**PROPOSAL # 8A81**

Carolina Time Equipment Co, Inc. | Cincinnati Systems, Inc. | Time & Parking Controls, Inc.

1 - DoorKing	1815-059	Digital KeyPad Weigan	320	234
1 - DoorKing	1200-045	44" Gooseneck Pedestal	186	136
1 - DoorKing	8040-080	MicroPlus / Prox Reciever	186	136
1 - DoorKing	8057-110	Enclosure RF Reciever	112	82
- Gate Control	Entry/Exit	Single Swing/ Biparting	-	-
1 - FAAC	10420712.5	Primary Operator CBACR Rapid w/ 455 Controller	3,310	2,416
1 - FAAC	104207125	Secondary CBAC Rapid Operator	1,861	1,359
1 - FAAC	785152	PhotoEye Saftey Beam	250	183
2 - Rino	AX2-4-2c	Single Saftey Detector (Exit + Saftey)	560	409
1 - Carolina Time	CTE_VSP	Low/High Voltage Surg Protection - Power Supplies Kit	410	299
1 - FAAC	3520	Single Gate Battery Back Up unit	1,850	1,351
1 - Carolina Time	CTE_FAB	Convert 2Lane into 1Lane: Swing In Property	-	-
- Gate Cameras	*		-	-
1 - Flir Digimerge	DN2181E63	8CH NVR BUNDLE 1TB 6XEB DOMES	1,050	767
- Gathering Place	*		-	-
- Access Controls	Entry		-	-
1 - DoorKing	1515-080	Stand Alone Digital KeyPad	372	272
1 - DoorKing	1200-045	44" Gooseneck Pedestal	186	136
1 - DoorKing	1211-090	MD Exit Button	186	136
1 - DoorKing	DKSL-S6-1	600lb Mag Lock	112	82
- Camera	*		-	-
1 - Flir Digimerge	N4A143	4CH 1T NVR w/ 4x3 MP 4K Dome camers	1,218	889
1 - Carolina Time	CTE_VSP	Low/High Voltage Surg Protection - Power Supplies Kit	410	299
- Central CPU			-	-
1 - Carolina Time	Dell	Inspiron Desktop CPU / 20" monitor E2016H	600	438
1 - Carolina Time	APC	BatteryBack Up/ Surg Protection	190	139
- Customer Provides	*		-	-
- * Enclosure/Cabinet		Gate Locations: Reseal current Boxes	-	-
- * *			-	-
- * Enclosure/Cabinet		For Desktop CPU/SQL- NVR/ newtork Equipment	-	-
#REF!			-	-
- Carolina Time	CTE_XiP	All Gate location will need to communicate to DeskTop	-	-
- Carolina Time	CTE_XiP	All Camera location will need to communicate to DeskTop	-	-
- *			-	-
- *			-	-

Subject to all Terms and Conditions as specified on attached pages

Finished Goods & Software	\$ 43,943
Labor	6,480
Other items (freight to be billed separately)	1,366
Sales Tax	2,172
Discount	(11,865)

Accepted by: James Kirkland \_\_\_\_\_ Date: \_\_\_\_\_ Total Price \$ 42,097

Sincerely,

*RJ Heredia*

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Carolina Time Equipment Co, Inc. | Cincinnati Systems, Inc. | Time & Parking Controls, Inc.

Proposal -8A81 Dated: May-01-2018  
Installations and Technical Services

**Terms and Conditions**

Work may not be cancelled without written prior consent by Carolina Time and is subject to a 25% re-stocking charge.  
All work is warranted for 1-Yr Parts & Labor from installation date and does not cover acts of God, collision, vandalism or misuse.

**1-Installation & Technical Services:**

- 1b-Contractors Supply electrical wiring diagrams, equipment, conduit, layout drawings and specifications to contractors
- 1c-Access Control Equipment Supply all access control equipment and software as detailed on the proposal
- 1d-Miscellaneous Supply all miscellaneous hardware required such as anchor bolts, screws, connecting blocks and logic relays

**2-Existing Equipment:**

- 2a-Existing Existing conduit, power delivery, loops and data cable are provided by customer in proper working order
- 2b-Data Format Existing access card data format is non proprietary and compatible with proposed card access system

**3-Exclusions:**

- 3c-PaveOver Pave over loop installations
- 4c-Overtime Additional charges apply if work is to be performed outside normal business hours.

**4-Schedule:**

- 4a-Work All work is by Carolina Time & Parking Group and subcontractors as noted above.
- 4b-Hours All work is to be performed during standard business hours of 8AM-5PM M-F unless noted otherwise.
- 4c-Overtime Additional charges apply if work is to be performed outside normal business hours.
- 4d-Start A firm start date for installation will be provided after complete order has been received.
- 4e-Schedule Scheduling of work varies based upon the current project workload at the time the order is received.

**5-Delivery:**

- 5a-Delivery \* Estimated 8-10 weeks is our normal lead-time.