

Rose Dhu Creek Plantation POA

Board of Directors Meeting Minutes

June 21, 2018 6:00pm at the Gathering Place

Meeting called to order at 6:00pm

Board Members present; JoAn Pierce, Todd Guenther, Mike Kelly, Jim Kirkland, Dallas Eckard, Claudia Peacock, Bob Stout, Greg VanZandt (past President)

Homeowners present; George Buckley, Roger Logston, Sam Weatherly, Carole Stout, Jeanne Gerace, Art Gopalan

Guests; Bob All, Custom Security

Approval of May 2018 Meeting Minutes motioned by JoAn and seconded by Mike, approved 7-0

Financial Report: Report is attached along with three-year capital plan. It was brought up that we've moved forward with the lawsuit on 10 Derby Ct, also a lien will be placed against the last homeowner who hasn't yet paid the annual dues.

Custom Security: Bob All from Custom talked about the history of RDC in relationship to his company and why some of the initial decisions were made years ago by the RDC developer. He handed out a list of questions that he felt should be asked of any potential security vendor along with quotes for the 2019 updates when the current lease expires. Bob also pitched the strengths of Custom, why we should stay with them, and the value of lease versus purchase. Explanation came from the Board as to RDC's bidding process and why we are looking at potentially buying instead of leasing. Bob responded with that almost all of their customers lease and that leasing is the direction they are going. He also went over their service and inspection services but there seemed to be a big disparity between the number of service calls for the two gates from Custom's perspective versus RDC owner's experience. Request was made to him for a purchase price on the equipment and some questions were raised directly as to what it will take to get out of the lease.

Board Communications: Mike handed out the new email addresses for the Board members which is through Rackspace and we have ten currently. The Board will start using the new addresses for historical record reasons and get away from using personal ones. There will also be addresses for the Beautification and Social Committees. It was also brought up that there have been problems with reserving the Gathering Place because of not being able to get the proper form but Mike indicated that the problem has been fixed.

Beautification Committee: Jeanne Gerace reported on the trails and that maintenance has been taken care of on an as needed basis by volunteers. There are plans to cut some of the low hanging branches which could be a problem for horse riders. She also mentioned that bids for some of the landscaping/hardscape projects are due back by June 30th and should be available to the Board at the July meeting. Carole Stout discussed what's been happening with the various islands and the plantings. The signage for the South gate was mentioned regarding construction traffic and the decision to go forward with a new sign was made. It was suggested that the ARB put stronger language in their

documentation for contractors, that the South gate is not for construction traffic, and that violation of this could result in bigger fines. The damage from this has been on-going and Carole mentioned that we presently have one bid for creating a bigger turnaround area and that another one will be in soon. There was a group discussion on the islands throughout the plantation and possible ideas to improve them such as lighting, irrigation, and plantings.

Amenity Survey: Greg VanZandt talked about the survey and that there were 75+ respondents. There will soon be an Amenity Committee meeting to summarize the results, filter it, and develop action items. The summary will be available by the July Board meeting.

Maintenance and Roads: The Maintenance Committee has four members, Greg VanZandt, Fred Wallace, Todd Guenther, and Jim Kirkland and are currently taking bids for annual road maintenance. There was a group discussion brought up by George Buckley on road damages caused by the DR Horton construction, specifically in front of George Buckley's home, Karen LeBon's home, and a couple of other areas. This has been a frustrating "sore point" for some of the home owners but Jim Kirkland said that bids are currently being pursued and a commitment to get the work done was made in the very near future. This work would include some of the storm vaults which are cracking, missing grout, and undercutting. Construction traffic was also covered in regards to the North gate, the damage it's causing with the constricted ingress-egress.

Social Committee: Claudia recapped the pool party which everyone agreed was a success. We originally had over 100 RSVPs but partially due to weather about 75 showed up. The total cost was \$1,040. The next event will be the Chili Cookoff.

New Business: George Buckley brought up gate codes and who to contact regarding any changes. This would be for when someone moves out or someone new moves in. The contact person for this is Bob Stout, secretary@rosedhucreekplantation.com or 843-489-5165. In the future all property sales/closings will have the appropriate information sent directly to the Secretary of RDC Plantation Board from the closing attorney. Roger Logston brought up CCR violations and enforcement of the rules and felt it should be the Board's responsibility to talk with any offenders.

Board Adjourned at 7:54pm

Executive Session: none