

Rose Dhu Creek Plantation POA
Board of Directors Meeting Minutes
August 16, 2018 6:00pm at the Gathering Place

Meeting called to order at 6:04pm

Board Members present; Jim Kirkland, Todd Guenther, Mike Kelly, Bob Stout, JoAn Pierce (by phone).

Board Members absent; Claudia Peacock, Dallas Eckard

Committee Members present; Fred Wallace ARB, Maintenance, Amenities

Homeowners present; Owen Nickerson, Sam Weatherly, Art Gopalan, Mike Collins

Approval of July 2018 Meeting Minutes motioned by JoAn and seconded by Mike, approved 5-0

Security Report: Jim mentioned that we are over budget for security due to the north gates being severely damaged by a car. Our insurance deductible is \$5,000 so RDC will be bearing the majority of the cost to replace. The issue of the Bennett Paving invoice came up as we have not yet paid it and Fred said that due to the problems we had with their recent work they (Bennett) are reviewing it. Todd talked about the security work being done and that it will probably start a week late on the South gate. Carolina Time will start with the pool and Gathering Place first, then to the South gate, and lastly the North gate. The work is to include cameras, gate actuators, new key pads, and a DVR. Project completion is still set at September 5th. Jim requested that Todd Guenther, Mike Kelly, and Mike Collins be recognized for all of their hard work on this security transition from Custom Security to Carolina Time.

Beautification Committee: Bob read the Committee's notes about the South gate hardscape construction starting on Monday morning August 20th. It will take two days to complete and at times will be impassible. Jeanne Gerace sent out a message to all on NextDoor about this and possibly using the North gate during this period. Also the Committee has given Professional Landscaping more detailed scope of work, especially for the trails for the new contract. They are currently waiting on Professional Landscaping to respond to the proposed language which includes not paying when work is not done or completed. Owen Nickerson had a complaint about Professional Landscaping which was their workers blowing debris up into owners' yards instead of picking it up.

Financial Report: JoAn sent out to the Board the proposed 3-year Financial Plan prior to the meeting (copy attached). Discussion was shelved until a special administrative meeting of the Board can be held, possible the week of September 10th. We have a YTD positive variance of \$20,000 but that will be used as part of the new security system.

Maintenance Committee: Fred talked about the trailhead erosion that is occurring and possible short-term solutions using drainage rock and regrading the areas. Long term would be to use pavers or brick and when the budget allows this will be the direction we'll take.

ARB Report: Fred discussed the progress on the homes currently under construction along with a recent sale. We also have a property that will start construction in October and another project that was

submitted but the ARB rejected due to the orientation of the home on the property. Another plan is due to the ARB by the end of August which will leave RDC with 14 lots undeveloped or no plans submitted. The on-going issue of 10 Derby Court came up again and though some work has been done there is still much to do especially with the lot and maintenance. The discussion was what will ultimately happen, what are we trying to achieve, and how do we resolve this problem. Fred discussed the importance of filing a lien so that JP Morgan Chase can't sell the property without paying their fines. From this an action item developed and Jim, possibly along with Fred and JoAn, will reach out to the RDC attorney to look into the possibility of a lien.

Social Committee: Mike reported for the Committee that the Chili Cook Off has been postponed until February or thereabouts. Our next event will be for Halloween.

Gathering Place cleaning fees: The Board is trying to figure out who will be responsible for this when folks use the facility. Fred suggested that we contact a couple of other communities to see how they handle it and find some "best practices". Art suggested a flat rate cleaning fee and having our outside cleaning service (Fabiola) handle it. The group talked about the fee and it will be decided by the Board and the cleaning service.

Greenways: Jim talked about the greenways and RDC paying for the trimming of owner's lots along the roadways. The feeling is to push that expense back to the individual owners with the cost yet to be determined because of the need to be as fair as possible. Fred spoke about what has been done historically and using January 1, 2019 as a starting date for owners paying which gives plenty of time to notify everyone affected. Fred offered to have the Maintenance Committee handle this and they will draft a letter to be sent out warning folks of the upcoming change.

Amenity Task Group: Fred said that Karen LeBon has agreed to work on the survey results for the group. This includes consolidating and weighting the results in a more readable form and understandable from a level of perspective and importance to the homeowners as a whole. Once this is completed then the group will work on possible suggestions for improvement to RDC.

Disaster Recovery: Art spoke about what happened during Hurricane Mathew with FEMA not paying for removal of debris from private property (which would be the various plantations in Bluffton and Hilton Head). Beaufort County is trying to move this up front with FEMA to reverse the current process so that the burden isn't on the County. Mathew cost Beaufort County over \$10,000,000 in debris removal.

Old Business: Between the July and August Board Meetings the Board voted to accept the lighting proposal from Bluffton Electric for the gate areas. The vote was 5-1 with Dallas abstaining. The Board also voted to replace the North gates due to the recent damage as repair wasn't feasible or cost effective compared to new.

Executive Session: None but an administrative meeting by the Board will occur before the scheduled September Board meeting. Currently trying for the week of September 10th.

Board adjourned at 7:12pm.