

Rose Dhu Creek Plantation POA
Board of Directors Meeting Minutes
September 20, 2018 6:00pm at the Gathering Place

Meeting called to order at 5:57pm

Board members present; Jim Kirkland, Todd Guenther, Mike Kelley, Claudia Peacock, Bob Stout

Board members absent; JoAn Pierce, Dallas Eckard

Committee members present; Fred Wallace, Art Gopalan

Homeowners present; Sam Weatherly, George Buckley, Roger Logston, Mike Collins, Tony Addona

Approval of August meeting minutes motioned by Claudia, seconded by Todd, approved 5-0

Storm Recovery: All agreed that we “dodged a bullet” and that we are blessed that Hurricane Florence had little impact on our community. Fred Wallace was recognized and thanked for his keeping everyone informed and being so involved in RDC.

Treasurer’s Report: JoAn sent the Board the August 2018 recap (attached) for review. Highlights are we have \$22, 916 in our Operating Account, \$47,465 in our ARB Builder Compliance Deposits, and \$92,146 in our Capital Account. We finished August with a negative variance of \$20,303 and year to date a positive variance of \$1,429. Fred asked about the Carolina Time security bill and payment schedule and pointed out that by year end it will be very close with our operating account. A motion to approve the Treasurer’s report came from Todd, was seconded by Claudia and passed 5-0.

ARB Report: Fred brought the Board up to date on the houses currently under construction and possible completion dates. There are currently two homes under review by the ARB, one RDC Plantation Drive, the other on Sweetgrass. One is being very problematic and wants to situate the house with the back facing the street which the ARB will not allow. There are a couple of other lots that are for sale that have potential buyers asking about ARB rules prior to purchase.

Beautification Committee: Bob read the report (attached) from the committee which contained some frustrations over our current landscaping company. They feel they are having to do too much follow up making sure work gets done and frustrated that we’ve had to pay extra for things that were supposedly to be taken care of under the existing contract. Their recommendation to the Board is to rebid the on-going maintenance and find another provider. Tony Addona brought up the idea of cleaning up some of the creek area near the bridge so the creek is more visible. Jim mentioned that the Beautification and Social Committees need more volunteers as the work is getting to be too much for just two people. Fred agreed to help the Beautification Committee and a notice will go out to all owners looking for help. Jim also asked the Board for a closing date on the pool and Mike motioned for October 31, Todd seconded and it passed 5-0.

Social Committee: Claudia reported not much going on with the group as they’ve lost some members and it’s becoming difficult with everyone’s schedules to set meetings. The next event will be “Trunk or Treat” in lieu of door to door trick or treating. Amanada Ware will be heading this activity up with

Claudia helping. Communication will go out through NextDoor, Facebook, and flyers. Jim advised that they get outdates for the next couple of events in the near future.

Security: Todd covered the current progress of our change to the new security system which includes both North and South gates along with the Gathering Place and pool. There is still a fair amount of work to be done which includes cameras, key pads, new North gates, and additions to the database. A reminder prior to going live will be sent out on NextDoor and Carolina Time will be on site the first couple of days to deal with any issues and help homeowners. Also a basic “how-to” will be communicated to everyone so help in the transition. Fred suggested both NextDoor and email to all owners to make sure everyone is included as some are still not on NextDoor. The current projection has us using the new equipment by the end of the month or early October. Response to our needs so far has been great with Carolina Time, especially helping us with our old equipment and some breakdowns.

Amenity Survey: Fred updated everyone as to where we are with getting the survey results consolidated and recapped. Karen LeBon has been doing the work for us and is about half way through. Once completed it will be sent to the Board for review and then posted on the website so everyone can look at the results.

New Business: There were two CCR violations reported, the first at 5 Nandina Court, the other at 6 Redbud Way. The owner on Nandina has been doing prolonged car repair on his driveway which is not allowed. It recently stopped as Fred Wallace went and talked with the owners about not being allowed. The other on Redbud is running an AirBNB out of the home which is against the CCR’s as any rentals have to be a minimum of a one-year lease. Fred will send Jim a copy of a “Cease and Desist” letter that was previously used under similar circumstances. Mike followed up with the Gathering Place reservation forms, the \$75 non-refundable cleaning fee, and having Fabiola clean after each event. Jim volunteered to contact her when we are having events.

Nominating Committee: Art Gopalan handed out to the Board a schedule of activities (attached) for the 2019 Board elections. We will have three openings that need to be filled, two for a three-year term and one for a one-year term. Nominations have to be in by December 31st and voting will be at the February 2019 annual meeting.

Motion to adjourn made by Mike, seconded by Claudia, vote carried 5-0 at 7:10pm