

# **Rose Dhu Creek Property Owners Association**

## **Board of Directors Meeting Minutes**

**Thursday, July 23rd, 2020, at The Gathering Place**

**Board Members Present;** Fred Wallace, Todd Guenther, Art Carapola, Greg Harrold, Ron Koopman, Clay Bomgardner

**Board Members Absent;** Chris England

**Homeowners Present;** Karen Guth, Sam Weatherly

**Meeting called to order at 6:06 pm by Fred Wallace.**

**Approval of June 18th, 2020 Meeting Minutes;** Ron Koopman motioned, Todd Guenther Second – June minutes approved 6-0.

### **Financial Report**

As of the end of June, there was \$90,143 in the Operating account at Coastal States Bank, \$40,915 in ARB and builder compliance deposits, and \$109,134 in the Capital account.

The 2020 Annual dues were billed in mid-December for a total of \$210,350 which are posted to deferred assessments on the balance sheet. The annual dues will be recognized as income in 2020 at the monthly rate for \$17,529. Regarding the 2020 dues billing, there are 2 owners that have not made a payment towards the 2020 dues assessment. Finance charges (1.5%/mo) have been applied to these accounts. Statements were mailed or emailed to all members with balances at 06/30, including the 2nd installments due on/before 6/30/2020.

After month end, there was a transfer from the Coastal States Operating account to the CAP account in the amount of \$9,000 to fund the YTD 6mos accrual at the rate of \$1,500 per month.

We finished June with a negative variance of \$25,862 and YTD negative variance of \$53,743. The fencing, paving and lagoon projects account for most all of June's variance to budget.

We had a detailed discussion about the negative budget variance. This variance is due to several repairs and upgrades that were needed within the community, including updates to the center island plantings and road surround upgrade plus repairs and upgrades to the Gathering Place toilets, as well as several repairs that were needed, such as a new pump and new electrical circuit to lagoon water treatment.

Clay Bomgardner emphasized that the size of the variance cannot be mitigated by reduced spending within the assigned budgets by the end of this year. Fred Wallace had developed a budget analysis that

demonstrated that there are more than sufficient funds within the revenues collected during 2020 to more than cover all of the current and planned spending for the year.

## **Security;**

Todd Guenther and Art Carapola reported on the status of the Security Systems

Todd noted that the Gate Activation System is working good. He also noted that the Network Video Recorder at the front gate will likely need to be replaced.

Fred Wallace noted that an Emergency Vehicle that came to the Old Miller Road gate could not use the emergency entry system to get in and that we would need to get that fixed.

Art discussed the issues we are currently having at the front gate:

- There was a significant failure of the systems at the front gate – likely caused by a lightning strike. This failure took out all communications capabilities to that gate, meaning we cannot update the resident database and we cannot view any video that is captured
- Carolina time was able to manually update the access database one time and they were able to access the videos locally by adding a monitor, keyboard and mouse to the NVR, but neither can be attached to remotely.
- The Hargray router was destroyed. We learned that (1) RDC owned the router itself, but it was connected through a Hargray modem. Art first replaced the combination with an integrated unit purchased for the POA, but found that we cannot put our own modem (as opposed to a router behind a modem) on the Hargray network. Due to that fact, we asked Hargray to provide an integrated modem/router as they provide for the Gathering Place and the Miller Road gate.
- While that combination has allowed us to communicate outward from the gate (standard browsing) we still cannot connect to the gate from the Access Control and Video Surveillance applications. Art said he will continue to work with Hargray until that issue is resolved.

Art discussed the issue we are having with Video Surveillance at the front gate. While we can see that the Door King Access Control equipment is recognized by the router, the Network Video Recorder cannot connect. Working with Carolina Time we found that the unit's interface to the internet was destroyed and that cannot be individually fixed – we need to buy a new unit. Art asked Carolina Time to give us a quote for a new unit with the largest available internal storage.

Todd discussed some security issues at the pool. He found there are still some outside (non-residents) that have access to the pool. They were obviously given the new codes by one of the residents.

Todd discussed the issues with young children driving Golf Carts on our internal streets. The messages are not being taken seriously by some of the parents at RDC.

Fred discussed a number of high-profile thefts that have taken place in Bluffton recently. He noted that there had been two thefts within the last 6 days. He asked that any suspicious vehicles be reported to him.

## **Beautification Committee;**

Todd reported on the Beautification Committee activities.

Todd discussed some issues that we have been having with the irrigation system at the center island outside of the Gathering Place. He said that Pedro was coming over on the following Saturday (July 25<sup>th</sup>) to change the riser height for some of the heads.

Todd also found some issues with running water in the Gathering Place toilets. They were already repaired.

## **ARB;**

Fred noted that one additional house plan is coming up for review by the ARB. After that, there will be a breather for a while

Fred noted that there are a record number of closings happening this month – 4 properties. This includes one lot and three houses.

## **Social Committee;**

Ron Koopman reported for the Social Committee.

The Social Committee met to discuss plans for the remainder of the year on July 8<sup>th</sup>. The results of that meeting are:

- The Kentucky Derby Party has been cancelled
- The Halloween Caravan will take place on October 31<sup>st</sup>
- The Christmas Party is scheduled for December 5<sup>th</sup>.

The social committee has been discussing several potential ways to actually run the Christmas Party. There has been concern about getting a caterer for the party, because a few of the potential caterers have gone out of business due to the lockdown. Also, there is concern that we may contract with one and they would later go out of business

It appears the solution being proposed is to choose several restaurants that can provide quality food and that we would pick up that food and set up a buffet, along with “take-out” boxes for folks that don’t want to stay (coronavirus concerns).

Rin also noted that, because we have a substantial Christmas Party budget, the Social Committee would like to invest in some high-quality decorations, quality reusable table cloths (already purchased), and a large roadside sign with changeable letters. That sign would cost about \$500.

Ron noted that the committee is looking to lock in a caterer for the Christmas Party as soon as possible.

## **Maintenance Committee;**

No Discussions

## **Old Business;**

An Auto-Fill mechanism is being installed in the Gatehring Place swimming pool this week

There was no discussion during this meeting about last month's Poultry Petition.

## **Other Old Business Items:**

**May River Road Fence Repair** – No discussion.

**Alligators** – No discussion

**Trail Fence Repair** – discussed in the maintenance section

**Street Lights** – No Update

**Road Repair (Derby Court Potholes, broken asphalt at planter, cul-de-sac issues, alligating on RDC)** – No Update

## **New Business;**

Clay Bomgardner noted that Fred needs to send out the semi-annual letter to residents. This is a requirement of the Rose Dhu Creek Plantation Covenants

## **Resident Questions and Remarks**

**Karen Guth** – Karen reported on a review of the Plantation's (common property) Live Oak trees that was performed by Trees Wisely. She sad they found the double Live Oak in the Gathering Place parking area was dead and needs to be removed. The other Live Oak in the Gathering Place parking area is also dying.

She also said that Trees Wisely found the Sweet Gum Tree is covered in vines and should be removed.

**Sam Weatherly** – Resident Property Maintenance

Sam noted that there are a number of properties that are not being properly maintained. He noted that there were several that had broken Mailbox doors. Also one house repaired shutters in the house by replacing slats, but they were never painted to match the remainder of the shutter.

**Adjournment;** Art motioned to adjourn, and the motion was unanimously agreed at 7:20 pm.

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of June 30, 2020</b>	
<b>Assets</b>	<b>June</b>
<b>Operating Funds</b>	
1000 - CSB Operating #7161	90,143.50
1001 - CSB ARB #7179	40,915.02
<b>Total Operating Funds</b>	<b>\$ 131,058.52</b>
<b>Reserve Funds</b>	
1326 - CSB MM Capital #7187	109,134.91
<b>Total Reserve Funds</b>	<b>\$ 109,134.91</b>
<b>Accounts Receivable</b>	
1500 - Accounts Receivable	18,282.46
<b>Total Accounts Receivable</b>	<b>\$ 18,282.46</b>
<b>Intercompany Funds</b>	
1551 - CAP Due from OP	-
	<b>\$ -</b>
<b>Other Current Assets</b>	
1600 - Prepaid Expenses	6,030.19
<b>Total Fixed Assets</b>	<b>\$ 6,030.19</b>
<b>Fixed Assets</b>	
1700 - Land	57,090.05
1705 - Security Equipment	45,746.55
1706 - Beautification Projects	14,580.00
1707 - Lighting Projects	7,805.00
1708 - Rear Gate	4,132.38
1799 - Accumulated Depreciation	(16,038.12)
<b>Total Fixed Assets</b>	<b>\$ 113,315.86</b>
<b>Total Assets</b>	<b>\$ 377,821.94</b>

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of June 30, 2020</b>	
<b>Liabilities</b>	<b>June</b>
<b>Accounts Payable</b>	
2000 - Accounts Payable	32,699.15
<b>Total Accounts Payable</b>	<b>\$ 32,699.15</b>
<b>Accrued Liabilities</b>	
2005 - Accrued CAP Contribution	-
<b>Total Accounts Payable</b>	<b>\$ -</b>
<b>Intercompany</b>	
2151 - OP Due to CAP	-
	<b>\$ -</b>
<b>Deposits Held</b>	
2505 - ARB - Deposits	36,300.00
<b>Total Deposits Held</b>	<b>\$ 36,300.00</b>
<b>Prepaid/Deferred Assessments</b>	
2550 - Deferred Assessments	105,176.00
<b>Total Prepaid Assessments</b>	<b>\$ 105,176.00</b>
<b>Long Term Liabilities</b>	
2520 - RDC Amenity Deposits	250.00
2800 - Notes Payable - Road Loan	-
<b>Total Notes Payable -Long Term</b>	<b>\$ 250.00</b>
<b>Total Liabilities</b>	<b>\$ 174,425.15</b>
<b>Owners Equity</b>	
3000 - Owners/Reserve Equity - Prior Years	210,866.87
3005 - Land Value Basis Adjustment	29,471.00
<b>Total Owners Equity</b>	<b>\$ 240,337.87</b>
<b>Net Income/ (Loss)</b>	<b>\$ (36,941.08)</b>
<b>Total Liabilities and Equity</b>	<b>\$ 377,821.94</b>