

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday, June 18th, 2020, at The Gathering Place

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

Homeowners Present; Beverly Sturm, Ann Winn, Karen Guth, Andy Guth, Buffy Wilborn Snider, Sam Weatherly, Roger Logston

Meeting called to order at 6:00 pm by Fred Wallace.

Review and Approval of February 27th, 2020 Meeting Minutes;

Todd asked if the approval of any poultry application plans need ARB approval – the answer was no

Clay Bomgardner noted that Sam Weatherly had been left off the Financial Planning committee roster

May minutes approved 7-0.

Financial Report

As of the end of May, there was \$102,308 in the Operating account at Coastal States Bank, \$32,915 in ARB and builder compliance deposits, and \$109,117 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 two 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 05/31, including the 2nd installments due on/before 6/30/2020. There is one owner with a small balance from 2019 for the admin fee and accrued late fees.

We finished May with a negative variance of \$3,177 and YTD negative variance of \$27,881. Todd Guenther motioned to approve the Financial Report, which was approved by the POA Board 6-0

Clay Bombgardner discussed the emergency fence repair that was needed within the last few weeks. Several posts had broken causing a section of fence to fall. The posts were replaced.

Clay Bombgardner discussed the Financial Planning initiative:

- He is sending out notes to committee chairpersons and their POA Board liaisons

- He is working to produce the first cut of next year's RDC Budget and a longer-term financial plan.
- Scott Matre resigned from the Financial Planning Committee due to his impending move out of Rose Dhu Creek Plantation. This has created an opening for one more person.
- Clay noted to Art that Sam Weatherly was left off the Financial Planning Committee list in last month's minutes. Art said he would correct this before posting the minutes.

Art motioned to accept the Treasurer's report. The motion was approved 7-0

Security;

Todd Guenther reported on the status of the Security Systems

Gate Failure – There was a failure of the gate system in the last month due to a power system loss. The cause was traced to failed hardware in the gate control system. Todd has said he will be buying a few batteries to keep on hand to provide a quick fix if this reoccurs. He will switch-out the batteries every four weeks.

Beautification Committee;

Todd reported on the Beautification Committee activities.

There was a timer failure for the lights at the main gate. This timer was replaced.

Brickwork for the RDC Plantation Drive Center Island "surround" will be completed on Friday/Saturday (June 19/20)

ARB;

Fred noted that two projects are significantly behind schedule and have been informed that they are in violation of the one-year limit on construction time. The house at 42 Rose Dhu Creek Plantation Drive is has started working on the completion of the external finishes.

- It's been a busy three weeks for real estate sales here at RDC. There actually has been questions concerning purchases of property that is not even listed for sale. One person asked about buying what they thought was an empty lot but actually was part of Joanne Pierce's property.
- One house went under contract and will close in about three weeks
- Two houses sold within the last two weeks, and one of those set a record for \$/sq foot.
- Three house construction projects are going through ARB review and approval right now.
- Real Estate sales in Beaufort County are doing well. From April 1st through May 31st, one thousand properties went under contract for sale.

Social Committee;

Ron Koopman reported for the Social Committee.

Ron noted that, while we were fortunate to get an increase in the Social Committee budget for 2020, the lockdown has prevented the committee from holding many of the planned activities.

No summer activities are currently planned.

The Kentucky Derby Party was canceled because of the lockdown, but then again, so was the Kentucky Derby. The Kentucky Derby is now rescheduled for late September, and the Social Committee is looking to reschedule the Kentucky Derby Party for that date.

Ron noted that the committee is looking to lock in a caterer for the Christmas Party as soon as possible. Todd asked if anyone has been locked in as the caterer for the Christmas Party. Ron replied that Elena Carapola is looking at multiple potential caterers. There is plenty of money for a great Christmas Party.

There was a discussion of the next First Friday being held next week. The consensus was to keep the event and let residents decide whether or not to attend.

Maintenance Committee;

There was no report from the maintenance Committee this month.

Poultry Proposal

The proposal to allow residents to keep limited numbers of poultry at their houses was presented to the POA Board. Fred noted that he was blown away by the quality of the proposal. The proposal's bottom line was that residents would be allowed to have up to 6 Poultry at any house, however, houses deemed Equestrian parcels would be allowed to have up to 8 Poultry.

The proposal also stated that the chicken coop must not be visible from the street.

Clay Bomgardner asked what the definition of an Equestrian parcel is. The answer was a building lot of over 1.5 acres.

Buffy Wilborn Snider asked if homes in the back section, where the lots are smaller, would qualify as Equestrian properties if the owners own more than one lots, and the combination was larger than 1.5 acres. Could those properties have horses? The answer was no.

Clay Bomgardner recommended that any chicken coop be required to be directly behind the building. Art Carapola noted that, combined with property line setback requirements, this could make placement impossible on many or even most of the properties. He suggested that physical screens, such as landscape plantings or a privacy fence, should be sufficient.

Art Gopalan spoke passionately against the proposal. He said that, once chickens and ducks were approved, it wouldn't be long before someone asked to keep goats and other forms of livestock. Fred noted that chickens are not a gateway drug and also that any requests that are outside of the approved

poultry would need POA Board approval and additional changes to the Covenants and Restrictions, making them unlikely.

Art Gopalan responded that if he knew there were Chickens or Ducks at RDC he would not have bought his property in this development.

Todd Noted that there is a two-page application that includes significant detail regarding the applicant's intentions.

Art Carapola asked for clarification of the number of poultry. Is the restriction six or eight poultry TOTAL or six chickens and six ducks. The answer was that it is six poultry in total.

Beverly asked if there is a limit to the number of other pets a resident can have – such as dogs or cats. Fred answered that there are restrictions on specific breeds, but not numbers.

Buffy Wilborn Snider noted that ducks might require larger coops and more area overall since they are larger.

The Poultry Proposal was approved by the POA Board 7-0 (unanimously). The proposal will now be written into a proposed change to the Covenants and Restrictions. That change will be presented to the entire Rose Dhu Creek resident roster for approval. Since the POA Board approval was unanimous, only 50% of the residents need to agree for the change to be approved.

Art Gopalan Questions

Art Gopalan attended the meeting to discuss two areas of concern on his part (1) Unattended children at the swimming pools and (2) Children driving Golf Carts

Unattended Children at the Swimming Pool

Background – Art Carapola included a discussion of children using the swimming pool without adult supervision in his EMAIL to all residents about the change to the Gathering Place access code. The email resulted in residents asking what the minimum age is where an adult is not required to accompany a child. Art reached out to the POA Board members, and the unanimous decision was to require any child under 16 years of age to be accompanied by an adult over 18 years of age.

Art Gopalan said that every resident must be contacted by the board via a printed and mailed letter that includes a signed response that they understand the rule and will abide by that rule.

Art Carapola noted that every resident was notified by EMAIL of the requirement and that the pool signs clearly state the limitation. Art Gopalan replied that is not sufficient.\

Todd noted that the state law allows the individual private community to make the age decision, as long as that decision is within their guidance of twelve to sixteen years or older. RDC has decided to go to the upper end of the guidelines.

There was no decision of proceeding with further communications

Minimum Age to Drive A Golf Cart

Background – Art Carapola included a discussion of children driving Golf Carts in his EMAIL to all residents about the change to the Gathering Place access code. This also started a discussion regarding the minimum age, which the POA Board decided could be 16 years old or older. The fear is that, with the substantial increase in construction, the traffic levels are increasing and may pose a risk to inexperienced drivers.

Art Gopalan stated that we do not have the liberty to decide the age that someone can drive a golf cart. He said that state law says that anyone over 16 years of age can drive a golf cart **IF** they have a valid driver's license.

Art Carapola asked if the requirement for a driver's license was only for people under the age of 18 or if it extended to anyone driving a golf cart. Art Gopalan did not know the answer to that question.

Roger Logston noted that he has played golf at every course in the area, and all have a standard minimum age of 18 years to drive a golf cart.

There was no decision made as to changing the minimum age from the already stated 16 years of age.

Old Business;

Pool Access Code – The pool access code was changed earlier this week.

Children in the Pool – As discussed above

Pool Deck – no update - Todd noted last month that the pool deck will not be painted this year and that it will need to be done in the near future.

Other Old Business Items:

Trail Fence Repair – discussed earlier

Street Lights – No Update

Live Oak Work – No update

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

New Business;

Fred asked to change next month's POA Board meeting to July 23rd. Art will make the update on the website.

Adjournment; Fred motioned to adjourn, and the motion was unanimously agreed at 6:57 pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of May 31, 2020	
Assets	May
Operating Funds	
1000 - CSB Operating #7161	102,308.86
1001 - CSB ARB #7179	32,915.02
Total Operating Funds	\$ 135,223.88
Reserve Funds	
1326 - CSB MM Capital #7187	109,117.71
Total Reserve Funds	\$ 109,117.71
Accounts Receivable	
1500 - Accounts Receivable	26,016.97
Total Accounts Receivable	\$ 26,016.97
Intercompany Funds	
1551 - CAP Due from OP	7,500.00
	\$ 7,500.00
Other Current Assets	
1600 - Prepaid Expenses	6,700.19
Total Fixed Assets	\$ 6,700.19
Fixed Assets	
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	(15,279.98)
Total Fixed Assets	\$ 114,074.00
Total Assets	\$ 398,632.75

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of May 31, 2020	
Liabilities	May
Accounts Payable	
2000 - Accounts Payable	6,371.65
Total Accounts Payable	\$ 6,371.65
Accrued Liabilities	
2005 - Accrued CAP Contribution	7,500.00
Total Accounts Payable	\$ 7,500.00
Intercompany	
2151 - OP Due to CAP	7,500.00
	\$ 7,500.00
Deposits Held	
2505 - ARB - Deposits	28,300.00
Total Deposits Held	\$ 28,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	122,705.00
Total Prepaid Assessments	\$ 122,705.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
2800 - Notes Payable - Road Loan	-
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 172,626.65
Owners Equity	
3000 - Owners/Reserve Equity - Prior Years	210,866.87
3005 - Land Value Basis Adjustment	29,471.00
Total Owners Equity	\$ 240,337.87
Net Income/ (Loss)	\$ (13,986.34)
Total Liabilities and Equity	\$ 398,978.18