

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday, October 15th, 2020, at The Gathering Place

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

Board Members Absent; Chris England, Greg Harrold

Homeowners Present; Karen Guth, Andy Guth, Libby Hardy

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

Approval of September 15th, 2020 Meeting Minutes; Ron motioned and Clay second, September minutes approved 5-0.

Financial Report

As of the end of September, there was \$46,586 in the Operating account at Coastal States Bank, \$40,915 in ARB and builder compliance deposits, and \$125,690 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 is one member that has not paid the 2nd installment. Finance charges (1.5%/mo) have been applied to the account. Statements were emailed to all members with balances as of 9/30/2020.

In September, there was one property transfer resulting in a transfer fee to the POA for \$1,250. We are continuing to accrue a CAP contribution from Operating to Capital account at the rate of \$1,500 per month. In July, the accrual balance on June 30 was funded from Operating account to the Capital account for \$9,000. At the end of September, the 3-month accrual balance payable to Capital is \$4,500.

We finished September with a positive variance of \$3,651 and a YTD negative variance of \$34,503.

Art motioned to accept the August Financial Report and Todd second – the report was approved 5-0.

There was no discussion of the proposed budget for 2021. That budget will be discussed at the next POA Board meeting.

Security;

Fred started the Security discussion by noting that he will be meeting with RJ from Carolina Time next Wednesday (10/21) at 3 pm. He said RDC had purchased the Gold Support package; however, what services that package contains are vague

Fred reported that he met with Clifford Bush, who is both an Attorney and Judge here in Bluffton. The meeting was to discuss Matthew Lulo and the ongoing issues. Fred wanted to understand our rights and how we need to address ongoing issues with Matthew since he has turned 18. Clifford Bush's recommendations are as follows:

- RDC needs to install signs at each entrance that states our Trespassing policy. This gives us the legal ability to accuse people of trespassing.
- We need to report every incident to the police. As an example, one resident told Matthew to slow down as he was driving through the development, and he cursed out the guy.
- Fred will be taking care of getting the signs created and installed.

Todd noted there was a service call two weeks ago, and there has been no movement on getting the issue resolved

Battery backup continues to be an issue. Batteries, which are supposed to last at least one year, are being drained in a week or two.

Art noted we still cannot update the database at the front gate.

Clay noted we had spent between \$10K and \$15K on security system services this year alone.

Beautification Committee;

Todd reported on the Beautification Committee activities.

- Todd discussed updates to the Gathering Place landscaping
 - The clusters of Flax will be divided and distributed around the Gathering Place
 - There is a goal to do something with the giant Viburnum by the restrooms.
- Todd noted that we are dropping Southern Marsh as a supplier. We are now working with Lauren at Taylors. They had their first meeting today (10/15)
- Todd discussed the Halloween decorations that were placed by the gates and Gathering Place

ARB;

Fred noted that there had been no changes since last month's report.

Social Committee;

Ron Koopman reported for the Social Committee.

Ron noted that the committee met yesterday (10/14)

- The committee discussed the Halloween Caravan
- Ribbons will be placed on Mailboxes to designate houses giving out candy
- The committee was unanimous about NOT having a Christmas Party this year. The committee discussed an alternative of having a community party once the Covid restrictions are lifted.
- There was a discussion about giving out gift baskets to every house in the development as an alternative to the party. They are trying to decide whether to purchase or make the baskets and what should go into them.

Todd discussed the fact that the committee is creating a Caravan Map

Maintenance Committee;

No Discussions

Nominating Committee;

There will be THREE (3) openings on the POA Board in 2021. If anyone has potential candidates, they should reach out to the nominating committee.

Jim Kirkland will run this committee again this year.

Barn Proposal;

The proposal to purchase #11 Rose Dhu Creek Plantation Drive is moving to the next step. Fred noted that the Barn Proposal would be managed in the same fashion as the Poultry proposal.

Chris England and Pratt Reid will help us build a short survey to send to all residents. This will NOT be a vote; it will be a survey.

Old Business;

Matthew Iulo

Discussed under Security

Other Old Business Items:

Alligators - No new discussions

Oak Trees - No new discussions

Poultry Petition - No new discussions

Water Bills – No new discussion

May River Road Fence Repair – No discussion.

Street Lights – No Update

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

New Business;

Website Issues

There was a request to see if we could change the pictures on the website. There was no objection to doing this; however, there was a question about where to get new ones. Fred said that the difference in using a professional photographer versus personal photos is significant. There was no decision to move forward on this.

Art noted there was a problem with the top menu. He will be working with the website designers to address this.

Clay said the posting of minutes is months out of date. Art objected to this and said only the last month's minutes, which have only been approved at this meeting, are missing.

Adjournment; Fred motioned to adjourn, and the motion was unanimously agreed at 6:38 pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of September 30, 2020	
Assets	September
Operating Funds	
1000 - CSB Operating #7161	46,586.31
1001 - CSB ARB #7179	40,915.02
Total Operating Funds	\$ 87,501.33
Reserve Funds	
1326 - CSB MM Capital #7187	125,690.13
Total Reserve Funds	\$ 125,690.13
Accounts Receivable	
1500 - Accounts Receivable	2,048.21
Total Accounts Receivable	\$ 2,048.21
Intercompany Funds	
1551 - CAP Due from OP	4,500.00
	\$ 4,500.00
Other Current Assets	
1600 - Prepaid Expenses	4,597.19
Total Fixed Assets	\$ 4,597.19
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	(18,312.54)
Total Fixed Assets	\$ 111,041.44
Total Assets	\$ 335,378.30

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of September 30, 2020	
Liabilities	September
Accounts Payable	
2000 - Accounts Payable	5,889.59
Total Accounts Payable	\$ 5,889.59
Accrued Liabilities	
2005 - Accrued CAP Contribution	4,500.00
Total Accounts Payable	\$ 4,500.00
Intercompany	
2151 - OP Due to CAP	4,500.00
	\$ 4,500.00
Deposits Held	
2505 - ARB - Deposits	36,300.00
Total Deposits Held	\$ 36,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	52,589.00
Total Prepaid Assessments	\$ 52,589.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
2800 - Notes Payable - Road Loan	-
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 104,028.59
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)	\$ (8,988.16)
Total Liabilities and Equity	\$ 335,378.30