

Rose Dhu Creek Property Owners Association
Board of Directors Meeting Minutes
Thursday, February 18th, 2021, at The Gathering Place

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

Homeowners Present; Karen Guth, Andy Guth, Sam Weatherly

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

Approval of January 21st, 2020 Meeting Minutes; Ron motioned and Clay Second; January minutes approved 5-0.

Financial Report

Clay Bomgardner presented the Financial Report

As of the end of January, there was \$170,390 in the Operating account at Coastal States Bank, \$36,915 in ARB and builder compliance deposits, and \$143,517 in the Capital account.

The 2021 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 2021 at the monthly rate for \$17,529. As for the outstanding 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 or mailed to all members with outstanding balances that had not elected the two-payment option as of 01/31/2021.

Annual Assessment Status YTD:

107 Accounts Billed - \$210,350; \$978.71 (Adams) + \$74.99 (Forsythe) outstanding from 2020

93 Payments Recorded - \$165,175 (Full + Partial)

14 Outstanding (thru EOM January)

We finished January and YTD with a positive variance of \$8,924.

Some notations from Clay:

- The Adams family has not yet paid the second half of the 2020 assessment. A 30-Day notice will be sent to them. On March 30th, it will go to collections. Fred had a discussion with them two weeks before Thanksgiving, and they said they were writing a check at that time.

- There is a \$75 unpaid charge to the Forsythe's. This has gone unpaid for quite some time now. It's unclear what that fee is for. Fred said to write it off.
- Fourteen of the property owners have not yet paid any of the 2021 assessment.

Art motioned to accept the January Financial Report– the report was approved 5-0.

Security;

Art reported that there were no major Security activities during January, only fob-related requests.

Beautification Committee;

Fred reported on the Beautification Committee activities.

- Winter has slowed down any Beautification Committee activities.
- The Live Oak Trees were trimmed around the Gathering Place within the last two weeks. We will be looking to see if the trees recover when Spring comes
- We received two quotes for Hydroseeding along the sides of the streets.
 - The quotes including breaking up the hardened ground
 - We will wait until the nighttime temperatures reach a consistent 60 degrees or higher before seeding
 - We will be using a combination of Centipede and Bahia seeds.

Social Committee;

Ron Koopman reported for the Social Committee.

- Ron noted that there hadn't been much activity in the Social Committee.
- We will continue to play things by ear to see what planned activities can be held while still under pandemic restrictions
- St. Patrick's Day party will not be held
- Easter Egg Hunt is planned to be held since it is mostly held outside
- We still plan to have the Pool Party in June
- September to December activities are considered on target
 - Chili Cookoff
 - Halloween Caravan
 - Christmas Party.

ARB;

Plans for construction for the lot on Derby Court arrived at the ARB today

Two additional lots are expected to submit building plans by the end of March

The lot at the corner of RDC Plantation Drive and Sweet Grass (lot 78 RDC?) was just surveyed for construction later this year.

2021 Budget Discussion

- In 2018, the POA Board committed to bringing the Capital Account to \$100K. At the end of 2020, we were at \$148K
 - This is considered more than adequate as a reserve
 - One caveat is that all Road Use Fees and Property Transfer Fees will be deposited into the Capital Account.
- The Board voted to stop Capital account contributions. The vote was approved 5 to 0.

Annual Meeting

The POA Board discussed the Annual Meeting

- A Sign-in Sheet will be placed at the entry to the Gathering Place
- Coffee and Water will be provided
- Art will schedule a Zoom meeting on Friday, post it on the RDC Facebook page and also on Nextdoor
- Art will send last year's Annual Meeting Minutes to the POA Board members to review before this year's annual meeting and vote.
- There is an expectation that no more than ten to twelve people will be present at the Annual Meeting at the gathering place.

Maintenance Committee;

No new discussions

Nominating Committee;

No need for any new POA Board nominations this year.

Old Business;

Poultry Petition – Only one of the original petitioners still interested

Barn Proposal - No new discussions

Alligators - No new discussions

Oak Trees - No new discussions

Street Lights – No Update

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

Open items/Questions

none.

Adjournment; Fred motioned to adjourn, and the motion was unanimously agreed at 6:40 pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of January 31, 2020	
Assets	January
Operating Funds	
1000 - CSB Operating #7161	170,390.77
1001 - CSB ARB #7179	36,915.02
Total Operating Funds	\$ 207,305.79
Reserve Funds	
1326 - CSB MM Capital #7187	143,517.26
Total Reserve Funds	\$ 143,517.26
Accounts Receivable	
1500 - Accounts Receivable	46,742.16
Total Accounts Receivable	\$ 46,742.16
Intercompany Funds	
1551 - CAP Due from OP	-
	\$ -
Other Current Assets	
1600 - Prepaid Expenses	1,340.19
Total Fixed Assets	\$ 1,340.19
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	(21,345.10)
Total Fixed Assets	\$ 108,008.88
Total Assets	\$ 506,914.28

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of January 31, 2020	
Liabilities	January
Accounts Payable	
2000 - Accounts Payable	7,464.23
Total Accounts Payable	\$ 7,464.23
Accrued Liabilities	
2005 - Accrued CAP Contribution	-
Total Accounts Payable	\$ -
Intercompany	
2151 - OP Due to CAP	-
	\$ -
Deposits Held	
2505 - ARB - Deposits	32,300.00
Total Deposits Held	\$ 32,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	192,821.00
Total Prepaid Assessments	\$ 192,821.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 232,835.23
Owners Equity	
3000 - Owners/Reserve Equity - Prior Years	234,310.69
3005 - Land Value Basis Adjustment	29,471.00
Total Owners Equity	\$ 263,781.69
Net Income/ (Loss)	\$ 10,297.36
Total Liabilities and Equity	\$ 506,914.28