

**Rose Dhu Creek Property Owners Association**  
**Board of Directors Meeting Minutes**  
**Thursday, May 20th, 2021, at The Gathering Place**

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

**Homeowners Present;** Sam Weatherly

**Meeting called to order at 6:07 pm by Fred Wallace.**

**Approval of March 18th, 2021 Meeting Minutes;** Clay motioned and Fred Second; March minutes approved 5-0.

**Financial Report**

As of the end of April, there was \$139,561 in the Operating account at Coastal States Bank, \$48,915 in ARB and builder compliance deposits, and \$154,583 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. Finance charges (1.5%/mo.) have been applied to the past due accounts. Statements have been emailed or mailed to all members with outstanding balances as of 04/30/2021.

Four (4) residents have made no payments for their annual dues – Adams, Harrell, Keller, Lucie).

Sixteen (16) residents owe 2nd half payments.

We finished April with a positive variance of \$10,628 and YTD with a positive variance of \$21,190.

The April Financial Report was approved 5-0.

**Security;**

Art reported that we have been having ongoing issues with the back gate. The weld attaching the hydraulic gate opening device to the post has broken twice in the last month. We had Carolina Time perform the repairs.

Fred noted that there is a strange issue occurring at the back gate. When two cars are passing through the gate at the same time, one using a fob from Old Miller Road and the other approaching the gate

from inside the community to exit, the system appears to freeze. This has been duplicated in test runs. We will reach out to Carolina Time to see if there's a fix for this issue in their software.

There was a discussion of some issues people are having with their Fobs and how this may be traced to dead batteries in the fob. There was a discussion of the battery type, which is not a standard disc battery.

### **Beautification Committee;**

Fred reported on the Beautification Committee activities.

- Plants have been planted into the new planting beds outside of the Gathering Place. Five more plantings will take place in the next week, after which the Beautification Committee will take a breather until the second half of the year
- Serenity and Serina have joined the Beautification committee
- Fred gave an update on the new signs for the community. These include signs warning about the alligators, The "RDC residents and guests only beyond this point" no trespassing signs and the Miller Pond sign.

### **Social Committee;**

Ron Koopman reported for the Social Committee.

- Pool Party is scheduled for June 5<sup>th</sup> 12 noon until 3 PM.
  - There will be hot dogs and hamburgers. The party will be for both adults and the kids.
  - The number of people attending is currently around 20. Ron believes there will be around 50 people when all the responses are in.
- First Friday gatherings have resumed
- More meetings are being scheduled to plan for full activities

### **ARB;**

Fred reported for the ARB

- Fred noted that the dramatic rise in construction costs has cooled new home startups
- Two homes planned to be built by the Gathering Place are still going forward
- One house is in the early stages of construction by the back gate
- The Morgan house is essentially done, but they have a few things to clean up.
- Beverly's house has sold at close to the asking price.

### **Maintenance Committee;**

No new discussions

## **Open items/Questions**

**Irrigation Well** – Clay got a call back from the well drilling company today. They wanted to come over and drill the well today. The current plan is for them to come out next week (week of May 24<sup>th</sup>) to drill the well.

- We need to get the location marked
- We need electrical service for the pump as well as the tie-in to the irrigation system

**Additional Chairs for the Gathering Place Pool** – Ron proposed buying additional chairs for the pool area. Four additional table/chair sets would cost several thousand dollars and have a 10-to-12-week delivery. This would make them available for next season.

- The proposal didn't get much interest from the board members, as the number of times the pool is heavily used is very low. The proposal was voted down.

**Gathering Place Storage Shed** – Greg discussed getting prices for materials to build the shed. The price of all types of lumber has increased dramatically and availability is scarce. Both Fred and Greg are getting prices from different sources.

**Hydro Seeding** – Fred noted that the company that we contracted with to provide hydro seeding along the roadways didn't do what they were contracted to do. They were supposed to bring topsoil and also break up the packed soil. Neither was done. Fred will be meeting with them to discuss the issue.

## **Old Business;**

**Poultry Petition** – No new discussions

**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, alligatoring on RDC)** – No Update

**Adjournment;** Fred motioned to adjourn, and the motion was unanimously agreed at 6:54 pm.

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of April 30, 2021</b>	
<b>Assets</b>	<b>April</b>
<b>Operating Funds</b>	
1000 - CSB Operating #7161	139,561.14
1001 - CSB ARB #7179	48,915.02
<b>Total Operating Funds</b>	<b>\$ 188,476.16</b>
<b>Reserve Funds</b>	
1326 - CSB MM Capital #7187	154,583.46
<b>Total Reserve Funds</b>	<b>\$ 154,583.46</b>
<b>Accounts Receivable</b>	
1500 - Accounts Receivable	22,109.65
<b>Total Accounts Receivable</b>	<b>\$ 22,109.65</b>
<b>Intercompany Funds</b>	
1551 - CAP Due from OP	-
	<b>\$ -</b>
<b>Other Current Assets</b>	
1600 - Prepaid Expenses	6,718.25
<b>Total Fixed Assets</b>	<b>\$ 6,718.25</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	(23,619.52)
<b>Total Fixed Assets</b>	<b>\$ 105,734.46</b>
<b>Total Assets</b>	<b>\$ 477,621.98</b>

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of April 30, 2021</b>	
<b>Liabilities</b>	<b>April</b>
<b>Accounts Payable</b>	
2000 - Accounts Payable	5,356.14
<b>Total Accounts Payable</b>	<b>\$ 5,356.14</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	44,300.00
<b>Total Deposits Held</b>	<b>\$ 44,300.00</b>
<b>Prepaid/Deferred Assessments</b>	
2550 - Deferred Assessments	140,234.00
<b>Total Prepaid Assessments</b>	<b>\$ 140,234.00</b>
<b>Long Term Liabilities</b>	
2520 - RDC Amenity Deposits	250.00
<b>Total Notes Payable -Long Term</b>	<b>\$ 250.00</b>
<b>Total Liabilities</b>	<b>\$ 190,140.14</b>
<b>Owners Equity</b>	
3000 - Owners/Reserve Equity - Prior Years	234,310.69
3005 - Land Value Basis Adjustment	29,471.00
<b>Total Owners Equity</b>	<b>\$ 263,781.69</b>
<b>Net Income/ (Loss)</b>	<b>\$ 23,700.15</b>
<b>Total Liabilities and Equity</b>	<b>\$ 477,621.98</b>