

Rose Dhu Creek Property Owners Association
Board of Directors Meeting Minutes
Thursday, August 19th, 2021, at The Gathering Place

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

Board Members Absent; Clay Bomgardner,

Homeowners Present; Sam Weatherly

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

Approval of July 15th, 2021 Meeting Minutes; Ron motioned; July minutes approved 4-0.

Financial Report

As of the end of July, there was \$94,724 in the Operating account at Coastal States Bank, \$29,815 in ARB and builder compliance deposits, and \$167,905 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 owing the 2nd dues installment and outstanding balances as of 07/31/2021. At the end of July, there are 9 members with outstanding balances.

Through July 2021, two (2) residents have not paid any amount of their 2021 assessed dues (Keller, Lucie); an additional four (4) residents have not paid their 2nd installment.

June 2021 fines collection contributed \$8K toward favorable June 2021 variance.

Outstanding invoice for \$7.2K for hydroseeding we have not paid to date; company has not met with POA to review or correct past work. Further decrease to YTD positive variance.

Carolina Time has sent an invoice in excess of \$3.6K for work on the gate; have asked we not pay this invoice until a reconciliation of work accomplished is completed. Our bills seem to increase and their effort seems less than acceptable.

We finished July with a negative variance of \$7,534 and YTD with a positive variance of \$24,997 Report accepted; motion by Greg, second by Ron. The June Financial Report was approved 4-0.

Approval of July Financial Report; Art motioned; July Financial Report approved 4-0.

Security;

Art discussed the status of the Security Systems:

During the last month we continued to have failures of the access control system at both the Front and Back gates. The main logic boards at both gates were replaced and each failed a second time. There were multiple reasons for the failures, including loose wires, failed boards and configuration issues.

Bottom line, we were able to fix the non-working fob issue, the directory calling issue, and the rejected keycode issue.

Also, as part of the process of fixing the hardware failures, we were able to understand why so many of the new keycodes were not working on the system. The only issue that is left to mitigate is when the resident's keycode is not related to their fob ID – for example a 7000 fob ID and a 9000 keycode. We continue to work on this.

After the front gate replacement – where the new board immediately failed after the technician left – the failure caused both the fobs and keycodes to be rejected, essentially locking the residents out. This resulted in someone making a U-Turn with a trailer hitting the front brick kiosk and seriously damaging it. The repair to that brickwork is scheduled for the next week.

Beautification Committee;

Fred reported on the Beautification Committee activities.

Fred noted that since Bev left the Beautification committee that left just Todd and Serenity on the committee. Lea England will be joining that committee in the next month. She is also acting as the General Contractor for two houses being built within RDC.

The committee sent some ideas to Fred. Since the landscaping costs will be going down soon, we will have lots of extra money to spend on beautification.

Fred told the Palmetto Bluff Story –

15 years ago, Palmetto Bluff started to be built. There were lots of houses being built. The fireplaces were constructed first, and the houses were built around the fireplaces. The 1,500 square foot houses were selling for \$1.1 to \$1.2 million.

Fred thought the price was too high for these houses. He went to lunch with the developer who said that Fred should compare these houses to the cost of houses on Martha's Vineyard and Nantucket.

Fred noted that there were a number of nice design touches to the site, like the gas lighting on the bridges.

Fast forward to today – the RDC Gathering Place area is designed to duplicate a pool area in Palmetto Bluff.

One of the next upgrades we will be making is that we will add gas lighting to the RDC Plantation Drive Bridge. These will be driven using a 300-gallon propane tank next to the bridge. One fill-up will last about one year and will cost approximately \$1,000 to fill. Fred is looking at gas lanterns from Bevelo Lighting and Coppersmith Lighting.

In the Pool area the picnic tables will be removed.

Sam Weatherly asked: What are the plans to warm up the Gathering Place in winter? Fred answered that plastic screens or blinds will be installed this year. The two contenders are a polycarbonate product from Screen Doctor and large clear plastic blinds from Coastal Canvas

Social Committee;

Ron reported on the Social Committee:

We have solidified a contract with a caterer search for Christmas Party, Savannah Event Catering. The Christmas Party is scheduled for December 11th.

There have been no Social Committee meetings in the last month.

The next event is the Chili Cookoff, followed by the Halloween festivities

ARB;

Fred provided update on build activities within RDC.

- Arpad has his building permit. Silt fencing is up and clearing the tress will start Monday or Tuesday of next week.
- Village Park Home has not moved forward in the last two weeks. (They restarted the next day)
- One new plan was submitted for preliminary review
- Two new plans are due for construction on Sweet Grass
- The lot across from Art has completed a tree survey this week. There is an expectation of a January start of construction on that site.
- The house next to Tara has received preliminary approval. It is an expensive design, coming in at \$400 per square foot.
- the build on Derby Court (behind the pool) is having to deal with extending the water and electrical service beyond the standard 120'. They are currently waiting for lumber prices to come back down before starting construction.

Maintenance Committee;

Storm Cleanup:

We're still working on cleanup of the trails. The dumpsters are located here at the Gathering Place and should be gone by October 1st.

Keeping some of the trails clear has been problematic due to the rains.

Nominating Committee

Nominating Committee preparation for 2022 open board positions. The committee consists of Jim Kirkland, Art Carapola, and Greg McMahon.

Ron asked if we would also search for members of the committees. Fred said that is actually an annual thing and he thinks we need to reach out on Facebook.

Old Business;

Poultry Petition – No new discussions

Barn Proposal – The last sale fell through. Some developments make it interesting.

Shed – **We're no building a shed at this time**

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

New Business

No new business

Adjournment; Ron motioned to adjourn, and the motion was unanimously agreed at 7:25pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of July 31, 2021	
Assets	July
Operating Funds	
1000 - CSB Operating #7161	94,724.06
1001 - CSB ARB #7179	29,815.02
Total Operating Funds	\$ 124,539.08
Reserve Funds	
1326 - CSB MM Capital #7187	167,905.00
Total Reserve Funds	\$ 167,905.00
Accounts Receivable	
1500 - Accounts Receivable	8,091.04
Total Accounts Receivable	\$ 8,091.04
Other Current Assets	
1600 - Prepaid Expenses	4,886.00
Total Fixed Assets	\$ 4,886.00
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	(25,893.94)
Total Fixed Assets	\$ 103,460.04
Total Assets	\$ 408,881.16

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of July 31, 2021	
Liabilities	July
Accounts Payable	
2000 - Accounts Payable	6,357.87
Total Accounts Payable	\$ 6,357.87
Deposits Held	
2505 - ARB - Deposits	20,300.00
Total Deposits Held	\$ 20,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	87,647.00
Total Prepaid Assessments	\$ 87,647.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 114,554.87
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)	\$ 30,544.60
Total Liabilities and Equity	\$ 408,881.16