

Rose Dhu Creek Property Owners Association
Board of Directors Meeting Minutes
Thursday, July 15th, 2021, at The Gathering Place

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

Board Members Absent; Art Carapola,

Homeowners Present; None

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

Approval of June 24th, 2021 Meeting Minutes; Greg motioned and Ron Second; June minutes approved 4-0.

Financial Report

As of the end of June, there was \$115,517 in the Operating account at Coastal States Bank, \$29,815 in ARB and builder compliance deposits, and \$162,880 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 06/30/2021.

We finished June with a positive variance of \$13,288 and YTD with a positive variance of \$32,531. Art motioned to accept the May financial report.

Clay stated he needs to investigate and provide update to board on completion of investigation.

Report accepted; motion by Greg, second by Ron. The June Financial Report was approved 4-0.

Security;

Clay provided report from Art's write-up:

Last month we had continued failures at the back gate. The net result was that a main controller board for the access control system at the back gate was found to be defective and was replaced. In addition,

the battery backup for the gate system, which has been a problem for several years now, was found to be mis-wired. This was also fixed. The back gate has been functioning correctly since the repairs were made.

There have been several complaints that the directory calling system at the front gate has not been functioning. I tested the function and found that the unit is not receiving dialtone, so it will be repaired by Hargray. I do not yet have a date for the repair.

There has been considerable activity in the area of access fobs. As I investigate the changes in ownership of the various houses and lots, I'm finding that a number of people have been given the fobs from the previous owners, and their information needed to be updated in the database. As I'm updating the owner information, I am also changing the keycodes, so previous owners no longer have access to the site.

In the last month, I have created four new fobs and updated the owner information on four more. I have torn-down several obsolete access codes. Currently, I am waiting on owner information for five new fobs. I also have one that was turned in by a new owner for repair – which is likely a battery issue.

Board discussed whether we need to contact vendor for refund based on incorrect wiring and number of times vendor has been called to 'fix' problem.

Beautification Committee;

Fred reported on the Beautification Committee activities. Fred stated meetings postponed to due member vacations. Game plan for rest of calendar year to be accomplished in next 2 weeks with report made at next board meeting. Focus will be on Gathering Place area inside the fence.

Social Committee;

Ron reported on caterer search for Christmas Party. Narrowed down but date would have to be 11 December 2021. Savannah Event Catering is currently the probable candidate. Hope to have choice and contract finalized within next week.

Ron noted that previous discussion for additional pool furniture was not required based on the past month's pool activity.

ARB;

Fred provided update on build activities within RDC.

- Arpad (?) supposedly has applied for his permit through Town of Bluffton,
- Village Park Home is scheduled for framing next week.
- Bryant residence has received preliminary ARB approval, and

- the build on Derby Court (behind the pool) is having to deal with extending the water and electrical service beyond the standard 120'.

Maintenance Committee;

No new discussions

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, alligating on RDC) – No Update

New Business

Storm Cleanup

Storm clean up continues with down trees/limbs in neighborhood and trails.

We have approximately 175' of emergency fence replacement/pairs. Wood ordered; will have additional dumpster for cleanup brought in and place near work site (Fred's property).

Nominating Committee

Nominating Committee preparation for 2022 open board positions; would like to see 6 – 8 nominees for the positions.

Adjournment; Ron motioned to adjourn, and the motion was unanimously agreed at 6:35pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of June 30, 2021	
Assets	June
Operating Funds	
1000 - CSB Operating #7161	115,517.57
1001 - CSB ARB #7179	29,815.02
Total Operating Funds	\$ 145,332.59
Reserve Funds	
1326 - CSB MM Capital #7187	162,880.56
Total Reserve Funds	\$ 162,880.56
Accounts Receivable	
1500 - Accounts Receivable	17,552.72
Total Accounts Receivable	\$ 17,552.72
Intercompany Funds	
1551 - CAP Due from OP	-
	\$ -
Other Current Assets	
1600 - Prepaid Expenses	5,496.75
Total Fixed Assets	\$ 5,496.75
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	(25,135.80)
Total Fixed Assets	\$ 104,218.18
Total Assets	\$ 435,480.80

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of June 30, 2021	
Liabilities	June
Accounts Payable	
2000 - Accounts Payable	5,292.39
Total Accounts Payable	\$ 5,292.39
Accrued Liabilities	
2005 - Accrued CAP Contribution	-
Total Accounts Payable	\$ -
Intercompany	
2151 - OP Due to CAP	-
	\$ -
Deposits Held	
2505 - ARB - Deposits	24,400.00
Total Deposits Held	\$ 24,400.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	105,176.00
Total Prepaid Assessments	\$ 105,176.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 135,118.39
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)	\$ 36,580.72
Total Liabilities and Equity	\$ 435,480.80