

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday, November 18th, 2021, at The Gathering Place

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

Board Members Absent; None,

Homeowners Present; Andy Guth, Sam Weatherly, Serina Harrop, Serenity Burzawa, Elena Carapola

Meeting called to order at 6:01 pm by Fred Wallace.

Approval of October 14th, 2021 Meeting Minutes; Clay motioned; October minutes approved 5-0.

Financial Report

As of the end of October, there was \$48,433 in the Operating account at Coastal States Bank, \$27,915 in ARB and builder compliance deposits, and \$177,383 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/mailed to all members owing the 2nd dues installment and outstanding balances as of 09/30/2021. At the end of October, there is one member with an outstanding dues balance.

We finished October with a negative variance of \$9,746 and YTD with a positive variance of \$14,480.

11/18/2021. At the end of October, there is one member (the Kellers) with an outstanding dues balance. This member committed to paying the annual dues by the end of the month (November). Note: he has made this exact promise several times over the last few months.

During October, Janitorial Services have cost more than budgeted by \$2,000.

The water bill is much higher than expected, coming in at \$9,800 instead of \$4,000.

The service costs for the security systems were exceptionally high during October.

The financials also show a deposit for the new dock at Miller's Pond coming from Capital.

Approval of September Financial Report; Ron motioned; October Financial Report approved 5-0.

Security;

Art discussed the basic status of the Security Systems:

The ongoing issues with delivering access control updates to the gates were addressed. (Note, these were addressed during the last two weeks of October).

Art has been working with Hargray on the circuits to the gates. During the last month, he worked through several circuit integrity issues, resulting in more solid and predictable connections. In addition, he managed the transition of the gate routers to static addressing (meaning the internet addresses of the gates would no longer change) and made the necessary changes to the software that communicates with the access control systems.

The second and much greater part of the Security Systems discussion related to a discussion we had with our Security Systems service vendor, Carolina Time. The discussions were initiated as a result of an email that Art sent to the president of Carolina Time, reviewing the challenges we have been having with both communications and the quality of support we have been receiving. Art arranged a meeting with the president of that firm and members of our community (Art, Fred, and Todd).

Fred led the reporting about this meeting at the POA Board meeting:

Fred started by giving the residents and other members of the POA Board a brief history of the security systems at RDC.

- In 2018 RDC went out to bid for a new Security System. This included access control, the equipment that actually opens and closes the gates, and the surveillance systems.
- Within 2 to 3 months of the initial installation, we started having operational issues with the system. At that time, it was still under warranty.
- The person we initially worked with – who was also the person initially servicing the equipment – became the branch manager and was focused more on sales and less on service. Service degraded, and eventually, the number of invoices we were receiving for services that were not fixing the problems became unacceptable.

Fred then discussed the meeting with Carolina Time that we had the day before the POA Board meeting.

- Fred noted that we met with the CEO of Carolina Time for about 1.5 hours the day before.
- Fred was unaware that school busses could not get into the development because of gate issues.
- He discussed issues we had been having with Battery Backup at the North Gate
- His overall position is that the security systems need to be far more robust.
- He described an email we had received this morning (Nov 18th) from Carolina Time:
 - They will provide an upgraded service plan for free

- They will be sending a team of troubleshooters to review the entire installation start to finish to review our installation and make any corrections necessary
- They will start working on this the week after Thanksgiving.

Elena Carapola asked a few questions. She asked if anything had been done to address the fact that RJ (Carolina Time Branch Manager) does not respond to any messages and that the technicians appear not to be trained on the equipment they are servicing.

- Fred answered that Carolina Time is setting up a private portal address (email address) for our use. This email will go to a specific person now responsible for dispatching technicians and being copied to the CEO.
- Fred also noted that Art showed the CEO the messages that he had sent to RJ, which were never responded to, and also not shown to the dispatched technician.
- He also noted that the CEO committed that the office would give us some notice when a technician was dispatched.

Fred told the group that Carolina Time had grown substantially. They currently have about 50 clients in that office and only two technicians (1 tech and one open position). The CEO understands that the technicians need to be factory trained.

Three additional take-aways from the meeting are:

- Carolina Time contact will no longer be RJ
- The CEO will monitor the efforts to improve the service
- We expect to get some dollars back that we have paid for inferior services.

Clay noted that we are charged for drive-time (additional hours added to each invoice irrespective of where the tech is located before the call) and a vehicle charge of about \$50 per call. He asked if there were set hours for specific jobs. The answer is not.

Serina asked if we could put a side gate in place at the Miller's Pond gate location for the kids to go through if the busses are locked out. Since that gate would also need an access code, the suggestion was to just give the kids the Miller's Pond Gate code, and it will open for them (assuming it's a fob issue for the bus)

Serina asked if we could get separate in and out gates in the back as we have in the front gate. Fred answered that we cannot because many of the utility lines are brought into the development on the

sides of the gates, and this change would require all of those to be relocated. He predicted that such a change would cost about \$250K.

Beautification Committee;

Fred reported on the Beautification Committee activities.

Miller's Pond Platform - We're building a new platform/dock along the edge of Miller's Pond. The piles for this platform were driven into the ground yesterday (Nov 17th), construction of the platform will start shortly, and the entire structure will be completed by December 15th

Gas Lights for the Bridge – The project to add gas lighting utilizing propane is moving forward.

- Bids are in, and we're moving forward with the project
- We're waiting on one more bid that's expected to arrive before the next POA Board meeting. The POA Board will vote to approve the project
- Propane tanks will be installed above ground on either side of the bridge (one each to feed lights on either side) and camouflaged.

Screens in the Gathering Place – This project will install heavy plastic screens in the Gathering Place to provide warmth

- A third bid is expected shortly. All three bids are in the \$20K to \$30K range
- They are made of Eisenglass

Social Committee;

Ron and Elena reported on the Social Committee:

Adult's Christmas Party (December 11th)

- 49 people have responded that they are attending the Christmas Party so far (as of 12/4, that number is around 80)
- Tomorrow (Nov 19th), there will be a social committee meeting to review overall plans and to create the invitation that will go in mailboxes
- There was a discussion about what to do about no-shows
- Elena spoke with Julia (Caterer), and she needs the guest count by November 28th. She asked that Clay send out the payment check in 2-day mail.
- Fred assured the group that he would have all of the chairs that are needed by the party date.

- The RSVP date that was given to the residents was November 30th.
- Any changes in the guest count will be settled with the caterer at the party
- There was a discussion of a proposal to add a 10 ft by 10 ft tent for the bar area. It would cost \$653. Fred said to forget it.
- There will be cheesecake and other desserts available at the party.

Kid's Christmas Party (December 4th)

- They are still gathering the headcount for the kid's party
- Food will include pancakes and sausage
- Drinks will include soda, lemonade, and Ice Tea.
- The social committee will provide plates, goblets, and flatware

ARB;

Fred provided an update on build activities within RDC.

- The Klenkes sold their house for \$750K – 31% higher than any other Phase 3 house. The folks that purchased the Klenke house also bought a lot on Derby Court
- There is currently zero inventory for sale in RDC
- Plans for one house have been submitted to the ARB for the lot next to Ron
- Plans for an additional house are scheduled to be brought to the ARB next week (week of Nov 22nd)
- Three more sets of house plans are due to be brought to the ARB in January

Fred noted that there would be a high degree of construction activity starting in January. If there are any open issues, Fred should be informed.

Maintenance Committee;

No discussions

Nominating Committee

Jim Kirkland has one application so far for a candidate to join the POA Board next year. Recruitment will start in earnest after December 1st. There are two 3-year positions open this year.

Old Business;

New Business

The next POA Board meeting will be moved to Friday, December 17th

Adjournment; Art motioned to adjourn, and the motion was unanimously agreed at 6:43 pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of October 31, 2021	
Assets	September
Operating Funds	
1000 - CSB Operating #7161	48,432.73
1001 - CSB ARB #7179	27,915.02
Total Operating Funds	\$ 76,347.75
Reserve Funds	
1326 - CSB MM Capital #7187	177,382.82
Total Reserve Funds	\$ 177,382.82
Accounts Receivable	
1500 - Accounts Receivable	2,064.76
Total Accounts Receivable	\$ 2,064.76
Other Current Assets	
1600 - Prepaid Expenses	3,053.75
Total Fixed Assets	\$ 3,053.75
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	(28,168.36)
Total Fixed Assets	\$ 101,185.62
Total Assets	\$ 360,034.70

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of October 31, 2021	
Liabilities	September
Accounts Payable	
2000 - Accounts Payable	15,979.01
Total Accounts Payable	\$ 15,979.01
Deposits Held	
2505 - ARB - Deposits	23,300.00
Total Deposits Held	\$ 23,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	35,060.00
Total Prepaid Assessments	\$ 35,060.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 74,589.01
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)	\$ 21,664.00
Total Liabilities and Equity	\$ 360,034.70