

# **Rose Dhu Creek Property Owners Association**

## **Board of Directors Meeting Minutes**

**Thursday, October 14th, 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

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

**Approval of September 16th, 2021 Meeting Minutes;** Clay motioned; September minutes approved 5-0.

### **Financial Report**

As of the end of September, there was \$62,039 in the Operating account at Coastal States Bank, \$27,915 in ARB and builder compliance deposits, and \$174,831 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 September, there were two members with outstanding balances.

We finished September with a negative variance of \$2,611 and YTD with a positive variance of \$24,226.

One resident (the Kellers) has not paid any of the 2021 dues. Clay asked if we could fine the Keller's for not paying the bill. Fred said we could put the amount into collection or place a lien on their house.

Clay discussed issues with Fire Ants along the roads

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

### **Security;**

Art discussed the status of the Security Systems:

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

Art discussed a new project to investigate replacing the access control system with a more current and reliable unit by a different manufacturer. He asked Fred to do some research into what systems are being used by other communities. Fred said he would do that.

### **Beautification Committee;**

Fred reported on the Beautification Committee activities.

- The dumpster will be removed from the Gathering Place on Monday.
- We will be adding Plantation Mix to the parking area at the Gathering Place the Monday after the Chili Cookoff. The estimate is that we will need two 25-ton truckloads to complete the job at the cost of \$860 each. In addition, we will need someone to spread the plantation mix. This work will be completed by November 1<sup>st</sup>. As part of this work, we will be placing the bicycle stands between the two large Oak Trees to stop people from driving through that space.
- Pressure washing of the street gutters in the Phase 3 area of the community was completed, and they look great
- New fans for the Gathering Place were installed at the cost of \$710.
- The Social Committee asked for 6 additional tables and 36 chairs. We will be buying them ASAP.
- Pine Straw mulching is 90% done. There are approximately 15 additional bales to be spread at the North Gate and a few miscellaneous spots.
- In November, landscaping goes back to the dormant season schedule, dramatically reducing costs. We're talking about a front gate cleanup.

### **Social Committee;**

Ron reported on the Social Committee:

- The Chili Cookoff is scheduled for October 23<sup>rd</sup> – a week from Saturday. Currently, there are 6 or 7 contestants, and that's all that have responded. The deadline for responding with an RSVP is Monday, October 18<sup>th</sup>. We had around 50 people 2 years ago.
- The Halloween Caravan is scheduled. We will again be using green ribbons on the mailboxes to signify houses giving out candy.
- The children's Christmas Party is scheduled for December 4<sup>th</sup>. It will be a pizza party. The kids will build miniature gingerbread houses
- The adult Christmas Party is scheduled for December 11<sup>th</sup>. We're estimating about 100 people will attend. We guaranteed 80 to 100 people to Savannah Catering, the caterer. They will also provide table cloths and flatware.
- We will have a Social Committee meeting after the Chili Cookoff.

- The Social Committee is concerned about no-shows. We need to find some way to charge-back the cost of no-shows to the residents not showing up.
- Fred presented this year's gift to the residents, which will be a Tote Bag with the Rose Dhu Creek emblem celebrating RDC's 20-year anniversary.

### **ARB;**

Fred provided an update on build activities within RDC.

- Building activity has slowed dramatically. Builders are behind in building the homes they have already sold, and material prices are still way up.
  - A few more houses are scheduled to be presented to the ARB over the next few months
  - The house next to Lulo will be a 4,100 sq ft house
  - The house across from Art will be a 4,800 sq ft house with an additional 1,700 sq ft carriage house
  - The house next to Ron has plans due to the ARB within the next two weeks
- There are no new houses for sale in RDC. The Klenke house sold in 5 days for 35% over any house in Phase 3. Their asking price was \$725K,

### **Maintenance Committee;**

No discussions

### **Nominating Committee**

The Nomination Committee will have a November 1<sup>st</sup> kickoff. The new forms have been created and awaiting approval to be uploaded to the website.

### **Old Business;**

**Gathering Place Shade enclosure** – Clay asked about the status of the enclosure efforts. The two quotes were very high. (Surge Group and The Enclosure guy) No decisions at this point.

**Poultry Petition** – No new discussions.

**Shed – We're not building a shed at this time**

**Alligators** - No new discussions

**Oak Trees** - No new discussions

**Street Lights** – No new discussions

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

**New Business**

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

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of September 30, 2021</b>	
<b>Assets</b>	<b>September</b>
<b>Operating Funds</b>	
1000 - CSB Operating #7161	62,039.09
1001 - CSB ARB #7179	27,915.02
<b>Total Operating Funds</b>	<b>\$ 89,954.11</b>
<b>Reserve Funds</b>	
1326 - CSB MM Capital #7187	174,831.91
<b>Total Reserve Funds</b>	<b>\$ 174,831.91</b>
<b>Accounts Receivable</b>	
1500 - Accounts Receivable	3,026.89
<b>Total Accounts Receivable</b>	<b>\$ 3,026.89</b>
<b>Other Current Assets</b>	
1600 - Prepaid Expenses	3,664.50
<b>Total Fixed Assets</b>	<b>\$ 3,664.50</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	(27,410.22)
<b>Total Fixed Assets</b>	<b>\$ 101,943.76</b>
<b>Total Assets</b>	<b>\$ 373,421.17</b>

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of September 30, 2021</b>	
<b>Liabilities</b>	<b>September</b>
<b>Accounts Payable</b>	
2000 - Accounts Payable	2,188.90
<b>Total Accounts Payable</b>	<b>\$ 2,188.90</b>
<b>Deposits Held</b>	
2505 - ARB - Deposits	23,300.00
<b>Total Deposits Held</b>	<b>\$ 23,300.00</b>
<b>Prepaid/Deferred Assessments</b>	
2550 - Deferred Assessments	52,589.00
<b>Total Prepaid Assessments</b>	<b>\$ 52,589.00</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>\$ 78,327.90</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>\$ 31,311.58</b>
<b>Total Liabilities and Equity</b>	<b>\$ 373,421.17</b>