

**Rose Dhu Creek Plantation
Homeowners Association Meeting
April 21, 2022**

Called to Order 6:00pm by Clay Bomgardner

Board Members: Clay Bomgardner, President; Art Carapola, Treasurer; Todd Guenther, Secretary; Greg Harrold, Vice President; Ryan Stefonick, Member.

Resident Attendees: Serenity Burzawa, Elena Carapola, Sandra DiSanto, Greg VanZandt, Sam Weatherly

1. March Meeting minutes approved
2. Treasurer's Report: Art Carapola.

As of the end of March, there was \$158,578 in the Operating account at Coastal States Bank, \$23,995 in ARB and builder compliance deposits, and \$195,187 in the Capital account.

The 2022 Annual dues were billed in mid-December for a total of \$208,500 which are posted to deferred assessments on the balance sheet. The annual dues will be recognized as income in 2022 at the monthly rate for \$17,375. Finance charges (1.5%/mo) will be applied to the past due accounts. Statements are emailed/mailed each month to all members with balances unless they elected the two pay option in which the 2nd installment is due on/before 06/30/22. At the end of March, there were 7 members that had not made a payment toward their 2022 dues and 13 members that elected the two pay option account and paid the 1st installment.

We finished March with a positive variance of \$8,582 and year to date with a positive variance of \$35,673.

In addition Art noted that the addition of the well at the Gathering Place has reduced our water bill to roughly \$300 YTD. We will begin to mail new bills monthly to residents who are delinquent on yearly dues for 2022. Todd made a motion to approve, Clay seconded, all approved.

3. Committee Reports
 - a. Security: Art reported on the new replacement circuit board at the front gate entry system. He also made a few new fobs for residents. Our bike rack at the Gathering place was apparently stolen. It was not reinstalled last year after the planters were made and someone walked off with it. A resident who is under construction on Redbud Lane reported 11 sheets of plywood were stolen and he asked Art to review the back gate video. Nothing was found on video. Poor performance from the current gate entry system has prompted a look at a replacement. Liftmaster is being considered and also looking at other providers to replace Carolina Time. Greg VanZandt and Art will discuss. Carolina Time finally fixed the Knox Box at the back gate for entry of emergency vehicles.

- b. ARB: Greg H reported although it is a busy year for construction it has been a slow month. One request from residents at 21 Sweetgrass Lane has been submitted for review.
 - c. Beautification: A separate written report from Serenity Burzawa was submitted. She and her team have been very productive in improving the condition of the plantation. Teri Weatherly and Serenity cleaned up the area outside the back gate. We provide the material and our landscape contract requires 230 bales of pinestraw laid down by our landscape contractor 2x a year. A sprinkler head was repaired in the front by John Garbis. Fire ant hills inside the GP gate will be addressed. Racks inside the Gathering Place were requested and are considered a general maintenance issue. Sam Weatherly reported that LowCo, our landscape maintenance company, is doing marginally better.
 - d. Maintenance: Greg VanZandt reported that a contract for storm drain cleanout has been set and we can expect the job to be completed within 30 days. Inspection afterwards will be done to assess any erosion issues. The maintenance committee is creating a file to catalog aging maintenance items such as gate hinges needing grease and ongoing issues with the gate entry system. Parking lot lighting was discussed and 2 options are being considered; posts or replacement of existing tree lighting. Materials for the new storage shed have been ordered and will be coming in shortly. 60 galvanized replacement fence posts are on order to repair the wood fence at the end of Dove Tree Ct. Other wire mesh fence areas will be repaired. There have been reports of poison ivy on the trails and it will be treated with herbicide.
 - e. Social Committee: Sandra DiSantos has a meeting planned for April 28th to discuss the May 6th party at GP. She received an estimate from the caterers for this year's Christmas party. Clay directed here to book the date and get a check for deposit from Art. Dessert and drinks will be a separate cost to be procured by the committee.
4. Projects
- a. Storage shed: Greg Harold has a material list and is getting 2 quotes. Concrete pad will be \$1,950 including concrete pump. Planned 16' and 12' Hardiplank is only available in 10' and 8' lengths. Wall height will be changed to 8' to accommodate the shortage of supplies. This is a capital budget project.
 - b. Gathering Place winter window panels: Clay obtained 2 quotes, \$26,600 and \$22,500 installed or \$11,000 3 to 4 weeks ARO delivered, not installed. Todd recommended we go with the quote from Tarpsnow.com for \$3,000 plus shipping. Some screen repair needs to be done as well as filling some holes from the temporary plastic sheeting of the past.
5. Open Items:
- a. 2022 HOA assessments overdue. Greg VZ will give Clay a copy of a letter from when he was president to send to residents in arrears. At this date \$14,000 is outstanding. Action needs to be taken now as the agreed upon drop dead date was April 30, 2022.

- b. Newsletter: Positive feedback after first edition. Future editions will be digital and print.
- c. Landscape maintenance contract: LowCo did not show up one day in the previous month. Sam and Clay made many attempts to communicate but did not get timely replies. Consequently their full invoice will not be paid. Clay is still trying to get them to perform. Results have been mixed with many areas still “hit or miss”. Clay invited them to meet. We have a right to terminate the contract with 30 days notice. Clay rewrote the landscape job description and found 3 other possible providers, Father Nature, Swamp Land and The Greenery. Art suggested we check references and past work before we award another contract. Greg VanZandt spoke of our community resources and the past idea of hiring a captive employee to replace maintenance vendors. Ryan asked if we should give LowCo the new job description Clay wrote. All vendors are experiencing labor issues. Clay will get 3 more quotes. Board members will be reviewing Clay’s and Art’s suggested revisions. Ryan suggested another vendor named Gumtree Nursery. He will look into it.
- d. Operation of Pool Maintenance was discussed briefly but nothing new was decided.

At 7:22 Todd made a motion to adjourn the meeting. Art seconded and all approved

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of March 31, 2022	
Assets	March
Operating Funds	
1000 - CSB Operating #7161	158,578.54
1001 - CSB ARB #7179	23,995.02
Total Operating Funds	\$ 182,573.56
Reserve Funds	
1326 - CSB MM Capital #7187	195,187.54
Total Reserve Funds	\$ 195,187.54
Accounts Receivable	
1500 - Accounts Receivable	28,886.35
Total Accounts Receivable	\$ 28,886.35

Other Current Assets	
1600 - Prepaid Expenses	617.00
Total Fixed Assets	\$ 617.00
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	(31,959.06)
Total Fixed Assets	\$ 97,394.92
Total Assets	\$ 504,659.37