

**Rose Dhu Creek Plantation
Homeowners Association Meeting
May 19, 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, Sandra DiSantos, Al & Ann Wynn, Art Gopalan, John Garbis, Teri Weatherly, Mary Kardasha, Fred Wallace, Theresa Westerman, Sharon Bomgardner, Bob Jameson, Serena Harrop.

1. March Meeting minutes approved: Clay B made the motion, Greg H. seconded.
2. Treasurer's Report, Art Carapola:

As of the end of April, there was \$131,658 in the Operating account at Coastal States Bank, \$23,995 in ARB and builder compliance deposits, and \$196,465 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 April, there were 5 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 April with a negative variance of \$5,883 and year to date with a positive variance of \$29,790.

Maintenance expenses discussed include fence repair at the west end of Dovetree Lane, potential cost to repair gate hinges. John Garbis solicited a quote to repair the back gate hinge for \$3,500. Art stated that all gate hinges need repair with an estimated cost of \$10,000 total. Art estimated it will cost the community \$50,000 to replace the entire security system and the back gate. For the month of April, we had a \$29,000 positive variance. The board unanimously approved Art's report.

3. Capital Projects:
 - a. Gathering Place enclosure curtains: Board voted 4 to 1 with Todd dissenting, to accept the \$12,000 bid from Enclosure Guy to supply curtains. Installation inside of screens or outside has not been decided. Art Gopalan opined that the panels should be outside the screens. Installation TBD.

- b. GP Shed build: Greg Harrold reduced the design of the wall height from 9" to 8" because of the lack of available 10' long Hardi-plank.
4. Gate Status: Unpaid invoices from Carolina Time held up service. Several problems found including a failed replacement control circuit board. Factory new circuit board now on order. Back gate emergency entry (Knox Box) failed fire department inspection and cost \$950 to repair. Art Gopalan asked about the future maintenance plan and Art Carapola explained that we are hoping to drop Carolina Time because of all the service issues we have experienced over the last 4 years.
5. Resident Maintenance Standards: The so-called "end of build out" for all vacant lots in RDCP is on the horizon and current residents should be given an abbreviated list of standards based on the regulations in the CC&R's adopted by RDCP. Seven new homes are under construction currently.

A resident sent Clay a message using NextDoor stating he was removing 6 pine trees that coming Friday. Clay responded it should be fine as they were pine trees but the ARB typically approved those things. Clay had the message thread and read it verbatim showing there was neither a request made nor approval provided.

Fred said Jason called Bartlett Tree Service to take down the pines but reiterated "All requests of this nature must go through the ARB for approval. In some cases relevant to RDCP our ARB are more restrictive than the Town of Bluffton. Art C related his personal story when taking down trees saying the Town and ARB worked together. This is required for all trees regardless of species that have a trunk >16".

Clay noted that the Board has more interest in the issue. In any event a tree should not be removed without the ARB's approval, so stated an unhappy Mary Kardasha. She went on to say no one can give approval on social media.

Clay asked for a list of Resident Standards for personal property maintenance. Clay also stated pine trees are a threat to homes as they age. Fred said the CC&R's have maintenance guidance and a separate list of standards is not necessary. Clay asked "Who should be responsible after a house is completed?" Mary K stated "We cannot change current standards without a vote."

Fred asked "Are the CC&R's not adequate? Also stating the involvement of the ARB after a home is complete is only for major change requests from homeowners. The Maintenance Standards will be Board responsibility, not the ARB. Consolidate the pertinent rules from the CC&R's Art C agreed that the CC&R's have standards already. Teri W stated "Policing is not part of the ARB." Resident requests should be addressed fast and efficiently for removal of trees. Al Wynn suggested a general description of what should and should not be done on resident property.

6. Committee Reports:
 - a. Security: Art told of the events which unfolded during the failure of the back gate. The failure began April 30 and as of this date 5/19/2022, it has not been fixed. A

few days after the failure we were informed RDCP was on a service hold for unpaid invoices.

After Art and Clay cleared up the payment situation, Carolina Time serviced the back gate by replacing a cable and diagnosing the problem. They concluded the control board was bad but did not have one on their truck. A second service call was made a few days later, replacing the controlled board with a "rebuilt replacement" however they found the replacement board was no good.

Art stated that the hinges in the front and back gate need work. Clay stated he wants plain bearings in the front gate that can be greased. John G got a quote for \$3500 to completely fix the back gate hinge. Art stated that replacement fobs now cost us \$42 so we will charge residents \$50.

Art wants RDCP to replace the entire gate entry system including a unique user code for the pool gate. (Including the pool/Gathering Place into the access control list is being quoted as an option). He states "We don't know who is in the pool and said furniture was broken and vandalized. He wants to keep people from entering from 8pm to 8am.

Art is looking for new providers to replace Carolina Time. Clay directed to bid out the job for cost estimates. Ryan agreed and suggested we need a security provider with a maintenance contract. We should also create a yearly maintenance schedule for the pool furniture.

Art mentions that the owner of a house under construction at 5 Redbud Lane had plywood stolen from his jobsite.

Communication of Security: Resident Theresa Westerman wanted answers about the broken back gate. Theresa called Clay but it went to VM and he didn't call her back that night. She went to his house the next day and explained that she felt it was a safety risk to have the back gate open with no word when it was to be fixed. Clay explained the choice was made to leave the gates open for the duration so we could continue to have the school buses come into the community to pick up and drop off school children, rather than leaving them outside the community along Old Miller Road.

Fred asked if we got our credit from Clint Joy / Carolina Time? Yes, we got it credited while waiting for our credit hold to be removed. There was over \$6,000 in outstanding bills that were over 90 days old, which caused the service hold. Clay checked with our accountant to see if she had any outstanding invoices. The next day Clay received 5 invoices from CT and saw there was a \$2,000 credit subtracted from our total outstanding bills. Clay has since corrected the mailing addresses for CT to email and hard copy mail to Art, Clay and Beth Ann, our accountant.

An RFQ for a new replacement system will be going out to new security providers with new requirements. We will be looking for good quality service

providers. Art said a slew of people want to help but we need a manager focal point to coordinate this effort. He wants to assign ownership.

B ARB Report:

- 19 Redbud Way, Agular plan approved.
- 7 Redbud Way, Vane plan approved for the addition of a pool and potting shed.
- Lot 23, Bryant, New build in preliminary approval stage.
- 73 RDCP Drive, Bigwoods, New build approved.
- 12 Sweetgrass, Stefonick, New build preliminary approval stage.
- 1 Redbud Way, DeITosto, New build approved.
- Lot 111, Arpad Ronaszegi, New build approved, on time.
- 83 RDCP Drive, Sturre, Preliminary elevations approved.
- 58 RDCP Drive, Haynes, New build approved in March, 2022.
- Sweet Grass Lane, Mickelson, Addition approved.
- Lot 105, Village Park Homes, New build approved, not on time but progressing.
- 6 Dove Tree Lane, Burzawa, Fence request, approved with comments, completed.
- 10 Derby Court, Aspden, Exterior paint request approved.
- 24 Sweetgrass Lane, Weidner, New build, final review in process
- 67 RDCP Drive, Hemmer, Tree removal request approved.

C. Beautification Report: Front flower beds completed with black mulch and pine straw. Serenity and Teri spread 11 yards of mulch and planted flowers. Back gate has not been planted with flowers yet because irrigation was not working, but the ginger has been cleaned up and mulch spread. Committee is still deciding on bike racks for the pool parking lot and benches for the ponds.

D. Maintenance Report: Storm sewer cleaning has been completed and inspection is planned next. All boxes have been numbered for recording. All fence posts have arrived for repair of wood fencing on the west side of Dovetree Lane which separates

RDCP from Miller Road residential area. New lights were installed in the GP parking lot. Clay is currently taking bids for the fence post installation in concrete. Bob Jameson commented that the front fence on May River Road needs fixing and the brush trimmed and cleared. He also commented that the ARB should have a licensed architect on staff but they do not which may be in violation of covenants. He wants a professional to review plans submitted to the ARB and claims the ARB committee members don't know architecture. Serena said that the ARB "ran off" the architects that were on the committee, Arpad and Pittman. Jameson said we should hire one even if we have to pay a fee.

E. Social Committee: Sandra DiSantos held a meeting pool party and decided the hours would be 10am to 12pm on the 28th of May. Flyers have been distributed and they are waiting for the 26th of May to determine the head count.

7. Open Items:

- A. Clay spoke of the lack of performance of our landscape maintenance company LowCo. He said he has put them on a 90-day probation pending improvement of their performance. He also deducted payment of one week for not showing up to work. An RFQ has been created for a possible new provider. Clay plans on getting new bids by November 2022 for budgeting 2023 expenses.
- B. Dog waste penalty for residents not picking up: Art talked about seeing dog poop when he walks his dogs and says this is something that needs to stop. He proposes this remedy: Pets must be on leash; poop must be picked up or dog walkers will be fined \$25 for the first offense, \$500 for the second offense and \$1000 for a third offense. This includes poop bags that walkers occasionally leave on the roadside. Ryan looked at other plantations to find what their rules and penalties are. Todd suggested it would be difficult to police and suggested an amicable resolution before talking about fines. A poop event would have to be witnessed to be enforced. Art and Ryan will look for more information and draft a resolution.
- C. POA Board size: In 2020 the Board had 7 members. In 2021 that number was dropped to 5 members to make it easier to recruit volunteers. After 2022 3 of the 5 current members will be retiring and continuity is a concern to Art. Clay said there are lots of volunteers now but not in the past. Art wants a 7 person board. Issue tabled.
- D. Other, GP screens: The Board disagrees on which side to install the plastic curtains, inside or outside of the screens. Greg and Clay will discuss / decide.

End of Open Meeting. Time 8:13 pm

Rose Dhu Creek Plantation POA Inc

Balance Sheet

As of April 30, 2022

Assets	April
Operating Funds	
1000 - CSB Operating #7161	131,658.01
1001 - CSB ARB #7179	23,995.02
Total Operating Funds	\$ 155,653.03
Reserve Funds	
1326 - CSB MM Capital #7187	196,465.59
Total Reserve Funds	\$ 196,465.59
Accounts Receivable	
1500 - Accounts Receivable	24,619.24
Total Accounts Receivable	\$ 24,619.24
Other Current Assets	
1600 - Prepaid Expenses	7,528.25
Total Fixed Assets	\$ 7,528.25
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	(32,717.20)
Total Fixed Assets	\$ 96,636.78
Total Assets	\$ 480,902.89

Rose Dhu Creek Plantation POA Inc
Balance Sheet
As of April 30, 2022

Liabilities	April
Accounts Payable	
2000 - Accounts Payable	4,601.77
Total Accounts Payable	\$ 4,601.77
Deposits Held	
2505 - ARB - Deposits	24,000.00
Total Deposits Held	\$ 24,000.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	139,000.00
Total Prepaid Assessments	\$ 139,000.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 167,851.77
Owners Equity	
3000 - Owners/Reserve Equity - Prior Years	251,673.12
3005 - Land Value Basis Adjustment	29,471.00
Total Owners Equity	\$ 281,144.12
Net Income/ (Loss)	\$ 31,907.00
Total Liabilities and Equity	\$ 480,902.89