

Rose Dhu Creek Plantation
Board of Directors Meeting Minutes

June 16, 2022 Gathering Place

Call to order 6:00 pm by Clay Bomgardner

Board Members: Clay Bomgardner, president; Art Carapola, treasurer; Greg Harold, Vice-president; Todd Guenther, secretary; Member: Ryan Stefonick

Residents in attendance: Teri Weatherly, Sam Weatherly, Sandy DiSanto, John Garbis, Serina Harrop and Don and Vivian Straus.

1. Call for attendance /Minutes: Art Carapola motioned to accept meeting minutes, Ryan Stefonick seconded, and all approved.
2. Treasurers Report- Art Carapola. As of the end of May, there was \$124,879 in the Operating account at Coastal States Bank, \$39,995 in ARB and builder compliance deposits, and \$200,740 in the two Capital accounts. There was a new Capital Account opened up in May and \$50,000 was transferred out of the Capital MM account to the new 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%/month) 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 May, there were 4 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 May with a positive variance of \$5,893 and year to date with a positive variance of \$35,682.

3. Committee Reports:
 - a. Security Report by Art Carapola: The back gate was finally repaired by Carolina Time. Art is actively looking for a security company to replace CT. He interviewed Bob, the owner of Custom Security today (our previous provider) and has 3 more companies to interview over the next month.
 - b. ARB Report by Greg Harrold:

Aguilar, 19 Redbud Way Landscape Approved Completed
Vane, 7 Redbud Way Addition Pool/Potting shed Approved
Bryant, Lot 23 RDCPD New Build Approved
Bigwoods, 73 RDCPD New Build Approved
Stefonick, 12 Sweet Grass New Build Prelim NA
DeTosto, 1 RedBud Way New Build Approved
Arpad Ronaszegi, Lot 111 New Build Approved On time
Sturre, 83 RDCPD Preliminary elevations Approved
Haynes, 58 RDCPD New Build approved Final review March meeting/approved
Thomas, 57 RDCPD New Build NA almost approved minor comments to address

Mickelson, Sweet Grass Lane Addition Approved Completed

Village Park Lot 105 New Build Approved Completed Received ARB approval 3.15.21 building permit pulled before approval-

Burzawa, 6 Dovetree Lot 86 Fence Request Approved with Completed

Aspden, Lot 8 10 Derby Court Exterior paint request Approved

Weidner, 24 Sweet Grass Lane Final Review New IN process Minor comments approved preliminary review.

Hemmer, 67 RDCPD Tree removal Approved Completed Tree hit by lightning field approved Fred Wallace

Telmos, 6 Redbud Lane Garage door paint Not approved N/A House is in close proximity to the street/ request denied.

Jacobi, 11 Dovetree Lane Tree removal Approved

- c. Beautification Committee Report by Serina Harrop: Members are still looking for benches for the ponds. No other activity in the last 30 days as the days get hotter and uncomfortable to work outside.
- d. Maintenance Committee by Greg VanZant: In the past 30 days the storm drains have been cleaned out and numbers assigned for future use. John Garbis took many pictures of the insides of the drainage vaults and found them to be in good shape. However, there are 2 drains on Sweetgrass Lane that have fabric over the openings which are partially clogged. The sinkholes which have been noted on 3 properties at the North end of Redbud Way have some undermining as seen next to the drain vaults. The cause has not been determined. The main gates have been quoted to replace the hinges at a cost of \$3,400. John Garbis has suggested "silk socks" be installed on certain drainage grates in 5 or 6 places which flow rain water into the ponds. Perimeter wire fencing needing repair on the East side bordering Hampton Hall Plantation. Poison Ivy has been seen encroaching on the West side 8' wooden fence next to the riding trails and needs to be cut and or sprayed with herbicide.
- e. Social Committee by Sandra DiSanto: Sandy reported that the May pool party was a success with a good turnout. She has chosen the same vendor for the 2022 Christmas party and will get a check from Art or Clay as a deposit. The next party planned will be in August.

4. Open Items

- a. Fence Post Replacement Update by Clay: Fence posts behind Greg VanZant's house on the 6' wood fence will begin work on June 27th
- b. Gathering Place Panels Update by Clay: A final meeting for the needed measurements will be done next week (week of June 19th).
- c. Storage Shed Update by Greg Harrold: The construction will begin as soon as Greg retires from his current job in order to devote more time to this project.
- d. Other:
 - i. Sam Weatherly mentioned he has seen many under-age drivers on golfcarts. Sam says it is getting bad this summer and is very concerning. Clay will make note of this in his quarterly newsletter to the residents.
 - ii. Serina Harrop asked if there has been any progress to report on the dog waste issue from last month's meeting. Art and Ryan are still looking into the problem and Clay will add this issue to the quarterly newsletter.
 - iii. Don Straus mentioned there was a dip in the road in front of the Equestrian Center.

Rose Dhu Creek Plantation POA Inc
Balance Sheet
As of May 31, 2022

<u>Assets</u>	<u>May</u>
Operating Funds	
1000 - CSB Operating #7161	124,879.09
1001 - CSB ARB #7179	39,995.02
Total Operating Funds	\$ 164,874.11
 Reserve Funds	
1002 - CSB MM Capital #7187	150,740.06
1003 - CSB Capital #4142 NEW	50,000.00
Total Reserve Funds	\$ 200,740.06
 Accounts Receivable	
1500 - Accounts Receivable	20,226.70
Total Accounts Receivable	\$ 20,226.70
 Other Current Assets	
1600 - Prepaid Expenses	6,782.50
Total Fixed Assets	\$ 6,782.50
 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	(33,475.34)
Total Fixed Assets	\$ 95,878.64
 Total Assets	 \$ 488,502.01

Rose Dhu Creek Plantation POA Inc
Balance Sheet
As of May 31, 2022

<u>Liabilities</u>	May
Accounts Payable	
2000 - Accounts Payable	6,853.70
Total Accounts Payable	\$ 6,853.70
 Deposits Held	
2505 - ARB - Deposits	40,000.00
Total Deposits Held	\$ 40,000.00
 Prepaid/Deferred Assessments	
2550 - Deferred Assessments	121,625.00
Total Prepaid Assessments	\$ 121,625.00
 Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
Total Notes Payable -Long Term	\$ 250.00
 Total Liabilities	 \$ 168,728.70
 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)	 \$ 38,629.19
 Total Liabilities and Equity	 \$ 488,502.01