

Rose Dhu Creek Plantation  
Board of Directors Meeting Minutes  
July 21, 2022 Gathering Place

Call to order 6:00 pm by Clay Bomgardner

**Board Members:** Clay Bomgardner, president; Art Carapola, treasurer; Greg Harrold, vice president, absent; Todd Guenther, secretary; Ryan Stefonick.

**Residents in Attendance:** Sam Weatherly, Serina Harrop, Serenity and Tony Burzawa, Ron Koopman.

1. Call for attendance / vote to approve June meeting minutes: Art C. made a motion to approve, Ryan S. seconded the motion, the motion was unanimous.
2. Treasurers Report- Art Carapola:

As of the end of June, there was \$118,665 in the Operating account at Coastal States Bank, \$47,995 in ARB and builder compliance deposits, and \$198,579 in the two Capital accounts.

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 June, there were 4 members that had not made a payment toward their 2022 dues and 5 members that elected the two-pay option account and paid the 1st installment.

We finished June with a negative variance of \$219 and year to date with a positive variance of \$35,463.

3. Committee Reports:
  - a. Security- Carapola: There was only issue in the past month, there was a failure at the front gate during a power outage that has been resolved.
  - b. ARB- Clay for Greg Harrold: Following is the ARB Project Tracker

Owner Name	Address	New Build/ Renovation/ Addition	Approved/ Not Approved	Progress On time/ Not on time	Notes
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		New builder selected
Delfosto	1 RedBud Way	New Build	Approved		Approved
Arpad Ronaszegi	Lot 111	New Build	Approved	On time	
Sture	83 RDCPD	Preliminary elevations	Approved		
Haynes	58 RDCPD	New Build	approved		
Thomas	57 RDCPD	New Build	NA		almost approved minor comments to address
Aspden	Lot 8 10 Derby Court	Exterior paint request	Approved		
Weidner	24 Sweet Grass Lane	Final Review New Build	Approved		
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- Burzawa / Harrop: A broken sprinkler head at the back gate was replaced. The benches proposed for the ponds have been postponed. The purchase of the bike rack for the Gathering Place parking lot has been turned over to the Maintenance Committee.
  - d. Maintenance Committee- Clay for Greg VanZandt: Replacement of the front gate hinges will be done by TSC a security company being considered to replace Carolina Time. The cost of replacement for the 2 front gates will be \$3,400. Fence post replacement at the north west end of the plantation has been completed. A quote to replace some fence boards and to paint the wood fence farther south on the west boundary, will be forthcoming. A neighbor on the outside of the plantation wanted the good side facing his house. We declined. Poison ivy along the trails have been sprayed with herbicide and a second spraying will be performed soon in the future to eliminate growth.
  - e. Social Committee- Sandra DiSanto, absent after the unexpected death of her husband Peter. Memorial service was to be held July 22<sup>nd</sup> at St. Gregory's church. The back-to-school pool party is still planned for August 27<sup>th</sup>.
4. Open Items
- a. Project Updates- Fence, Gate hinges, GP Panels: The GP panels will cost \$10,500 and one last visit by the supplier will be scheduled to double check dimensions. See Maintenance Committee notes above for fence and hinges updates.
  - b. Gate Security Replacement Status- Art Carapola: TSC, Technology Solutions of Charleston, will submit quotes for a new security system at all gates. John Garbis received a quote from "Joe" at TSC including cameras to integrate the systems. Art will do comparison of quotes with other providers and cost leveling. TSC has impressed Art and John with a big fleet of service vehicles and technicians all of which are factory trained. Liftmaster Co. entry system is preferred for ease of use via phone app for remote system control. TSC suggested the so called "Butterfly System" for security control. John Garbis replaced a bad FAAC gate actuator at the front entry gate with a new 220V unit. Clay and Art discussed the need to replace all buried power and data cables during installation of new system. TSC has advanced in Linear system and can now quote. An LPR (license plate reader) camera was discussed which could open the gates for residents but implementation would be expensive. Provider Custom Security has been disqualified by Art because they only lease systems but Clay wants to get a quote anyway for comparison. Art pointed out that if we lease equipment we are tied to the vendor for the life of the equipment. Clay says it's worth looking in to but Art wants freedom to look elsewhere.
  - c. Other: Serenity mentioned trash and litter on May River Road and volunteered to clean it up when she and Tony gets a chance.
5. Adjournment: Todd motioned to adjourn and Ryan seconded. Meeting adjourned at 6:40.

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of June 30, 2022</b>	
<b>Assets</b>	<b>June</b>
<b>Operating Funds</b>	
1000 - CSB Operating #7161	118,665.04
1001 - CSB ARB #7179	47,995.02
<b>Total Operating Funds</b>	<b>\$ 166,660.06</b>
<b>Reserve Funds</b>	
1002 - CSB MM Capital #7187	148,579.40
1003 - CSB Capital #4142 NEW	50,000.00
<b>Total Reserve Funds</b>	<b>\$ 198,579.40</b>
<b>Accounts Receivable</b>	
1500 - Accounts Receivable	13,021.46
<b>Total Accounts Receivable</b>	<b>\$ 13,021.46</b>
<b>Other Current Assets</b>	
1600 - Prepaid Expenses	6,171.75
<b>Total Fixed Assets</b>	<b>\$ 6,171.75</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	(34,233.48)
<b>Total Fixed Assets</b>	<b>\$ 95,120.50</b>
<b>Total Assets</b>	<b>\$ 479,553.17</b>

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of June 30, 2022</b>	
<b>Liabilities</b>	<b>June</b>
<b>Accounts Payable</b>	
2000 - Accounts Payable	6,663.51
<b>Total Accounts Payable</b>	<b>\$ 6,663.51</b>
<b>Deposits Held</b>	
2505 - ARB - Deposits	48,000.00
<b>Total Deposits Held</b>	<b>\$ 48,000.00</b>
<b>Prepaid/Deferred Assessments</b>	
2550 - Deferred Assessments	104,250.00
<b>Total Prepaid Assessments</b>	<b>\$ 104,250.00</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>\$ 159,163.51</b>
<b>Owners Equity</b>	
3000 - Owners/Reserve Equity - Prior Years	251,673.12
3005 - Land Value Basis Adjustment	29,471.00
<b>Total Owners Equity</b>	<b>\$ 281,144.12</b>
<b>Net Income/ (Loss)</b>	<b>\$ 39,245.54</b>
<b>Total Liabilities and Equity</b>	<b>\$ 479,553.17</b>