

Rose Dhu Creek Plantation  
Board of Directors Meeting Minutes  
August 18, 2022 Gathering Place

Call to order 6:00 pm by Clay Bomgardner

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

**Residents in Attendance:** Sam Weatherly, Serenity and Tony Burzawa, Sharon Bomgardner, Roger Logston, Sandra DiSanto, John Garbis, Andy Guth, Arpad Ronaszegi.

1. Call for attendance / vote to approve July meeting minutes: Art C. made a motion to approve, Greg H. seconded the motion, the motion was unanimous.
2. Treasurers Report- Art Carapola reports 4 residents are in default of the 2022 POA dues. Clay stated that he is in process of reviewing invoiced from vendors. Sam asked about who cleans the bathrooms as it has been neglected recently. A new cleaning service will be sought for next year. Todd made a motion to approve the Treasurers report, Clay seconded and all approved.

Following is the text of the formal report.

As of the end of July, there was \$105,889 in the Operating account at Coastal States Bank, \$59,995 in ARB and builder compliance deposits, and \$201,350 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 2<sup>nd</sup> installment is due on/before 06/30/22. At the end of July, there were 4 members that had not made a payment toward their 2022 dues. We finished July with a positive variance of \$3,490 and year to date with a positive variance of \$38,953.

3. Committee Reports:
  - a. Security- Carapola has been working with security provider TSC to work up a quote to repair and upgrade our gate system. TSC has provided 3 separate quotes with a variety of options for consideration. One more quote from a different provider must be solicited as the contract will be over the \$5000.00. Any expense over \$5K must have a minimum of 3 quotes. Clay offered to contact Coastal Empire Fire & Security for a third quote.

b. ARB- Greg Harrold submitted 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- Serenity Burzawa reported nothing new over the previous month.
- d. Maintenance Committee- Clay for Greg VanZandt: Replacement of the front gate hinges was completed by TSC. The cost of replacement for the 2 front gates was \$3,400 and Clay presented the failed bearings which showed it was money well spent. Greg VZ received 4 estimates for swale cleaning for approximately \$30,000. This project will be postponed until next year.
- e. Social Committee- Sandra DiSanto thanked everyone for their condolences and sympathy over the death of her husband Pete. The back-to-school pool party is still planned for August 27, but very few RSVPs have been received. A Potluck is planned at the Gathering Place in September.

4. Tree Cleanup

- a. County Documents- Guenther: Clay shall sign and approve these documents sent to RDCP which will give access authorization and liability release to FEMA and local resources in the event of a major storm or hurricane. All forms and legal documents needed were provided to Clay to sign, have witnessed and mail off.
- b. Existing downed or dead trees- There are 3 of concern; one tree partially downed on John Light’s empty lot, one dead tree standing near the roadway in front of Ron Koopmans house, and one outside the front gate.

5. Community rules and standards. Todd submitted a wish-list of rules to be enforced in the community to enhance the look and safety of RDCP such as the ongoing problem of children driving golf carts. Clay will look into these matters and make recommendations. Any such rule changes must be ratified he said. Roger asked about our ability to enforce any such rules. Sharon opined that any such rules have to be voted on. Andy asked if it’s just “lip service”. Roger spoke again about enforcement in the past under the old management company. Clay said there would be no enforcement without published rules; said the intent of the ARB rules were never codified inside the CRR’s and therefore were unenforceable. Clay asked “shall we move forward with an official list?” Todd suggested we can all think on it until next meeting.

6. Upcoming Contracts / RFP’s

- a. Facility Cleaning: Two areas that are not being acceptably cleaned are the pool house bathrooms and the Gathering Place. Clay wants an additional \$100 refundable cleaning deposit for any resident wishing to reserve the GP for an event. This would bring the

total amount needed to reserve to \$200. Although this seems excessive, particularly for a simple kid's birthday party Clay asked for a vote. Art seconded but Todd and Greg voted no. The fees will remain the same pending further discussion.

- b. Landscaping: The contract for next year will be rebid and not automatically be renewed with our current vendor LowCountry Greenscapes. Clay will rewrite the RFQ and submit to a variety of vendors including LowCountry.

7. Open Items

- a. Project Updates- Gate hinges, GP panels, Shed.
  - i. Hinges on front gate are replaced and TSC will move on to repair the broken hinge at the back gate within the next couple weeks.
  - ii. GP panels (clear vinyl window covers) have been received and will be installed on GP windows before the Christmas party.
  - iii. The shed foundation has been poured and the building will be erected and finished within a few weeks.
- b. Gate Security Replacement Status- Carapola: Art compiled a comprehensive quotation from TSC however another quote must be received by a different contractor before any comparison can begin.
- c. Other: GP fire extinguisher is outdated and must be recertified. The pool first-aid kit needs replacing. Responsibility: TBD

- 8. Adjournment called by Clay at 7:28pm, Todd seconded, all approved.

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

<b>Assets</b>	<b>July</b>
<b>Operating Funds</b>	
1000 - CSB Operating #7161	105,889.51
1001 - CSB ARB #7179	59,995.02
<b>Total Operating Funds</b>	<b>\$ 165,884.53</b>
<b>Reserve Funds</b>	
1002 - CSB MM Capital #7187	151,350.84
1003 - CSB Capital #4142 NEW	50,000.00
<b>Total Reserve Funds</b>	<b>\$ 201,350.84</b>
<b>Accounts Receivable</b>	
1500 - Accounts Receivable	9,345.52
<b>Total Accounts Receivable</b>	<b>\$ 9,345.52</b>
<b>Other Current Assets</b>	
1600 - Prepaid Expenses	5,493.50
<b>Total Fixed Assets</b>	<b>\$ 5,493.50</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	(34,991.62)
<b>Total Fixed Assets</b>	<b>\$ 94,362.36</b>
<b>Total Assets</b>	<b>\$ 476,436.75</b>
<b>Liabilities</b>	
<b>Accounts Payable</b>	
2000 - Accounts Payable	4,601.77
<b>Total Accounts Payable</b>	<b>\$ 4,601.77</b>
<b>Deposits Held</b>	
2505 - ARB - Deposits	60,000.00
<b>Total Deposits Held</b>	<b>\$ 60,000.00</b>
<b>Prepaid/Deferred Assessments</b>	
2550 - Deferred Assessments	86,875.00
<b>Total Prepaid Assessments</b>	<b>\$ 86,875.00</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>\$ 151,726.77</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>\$ 43,565.86</b>
<b>Total Liabilities and Equity</b>	<b>\$ 476,436.75</b>