

Rose Dhu Creek Plantation

Board of Directors Meeting

October 20, 2022 – 6pm

Gathering Place

Call to Order 6:03 pm by Clay Bomgardner

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

Residents in Attendance: Sam Weatherly, Sandra DiSanto, John Garbis, Mike Collins, Jim Nicholson, Fred Wallace, Tony & Serenity Burzawa, Sharon Bomgardner, Tara Lynam, Ron Koopman, Jason & Kathy Williams, Jim Kirkland, Curt Jacobi, Elena Carapola, Karen & Andy Guth.

1. Call for attendance: All Board Members in Attendance. September Meeting Minutes unanimously approved; Art motioned, Greg seconded.
2. Treasurers Report, Art Carapola: As of the end of September there was \$84,471 in the Operating account at Coastal State Bank, \$67,995 in the ARB and builders compliance deposits, and \$193,071.00 in the two RDC Capital accounts.

The 2022 Annual dues were billed in mid-December 2021 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 of \$17,375. Finance charge (1.5%/mo) will be applied to past due accounts. Statements are mailed / emailed each month to all members unless they elected the 2 pay option in which the 2nd installments were due on or before 6/30/2022. At the end of September there were 3 resident members that had not made a payment towards the 2022 dues.

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We finished September with a positive variance of \$3,009 and year to date with a positive variance of \$37,960.

Todd made a motion to accept the Minutes, Ryan seconded, and all members approved.

4. Committee Reports

- a. Security- Art Carapola: The back gate was repaired by replacing one piece at a time: the PC control board, the memory chips and the keypad. The RF “click to enter” emergency entry receiver is still inoperative, and the part is on order. Todd to call the Bluffton school bus dispatcher to determine if that is how the school busses gain entry. Assuming they do, Art will reset the back gates to remain open during pick-up and drop-off hours. A Board vote is needed to move forward to waive the requirement of 3 quote minimum for any contracts over \$5,000. TSC, a security company Art is working with, is the only quote we have received. More discussion is needed on the final contract proposal. Jim Kirkland talked about Carolina Time back in 2018 when we were about to cancel the contract at the time with Custom Security. He realized at the time Carolina Time was fraught with potential problems but they were the only security company at the time who submitted a bid which required the Board to waive the 3-quote minimum like we are forced to do again in 2022.
- b. ARB- Kerdasha / Greg Harrold. Jim K mentioned the increase of construction traffic. Fred said it should be mostly over by next spring. The current pace of build on the six new homes is fairly fast he noted. And by the end of November this year the big concrete trucks and semi delivery trucks should be ending. After the current build is completed only 11 more lots will be vacant still. There are 6 homes that have changed hands this year with 2 others still up for sale.

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	Under way	
Bryant	Lot 23 RDCPD	New Build	Approved	tile work underway	
Bigwoods	73 RDCPD	New Build	Approved	windows set	Landscape plan to be reviewed on site in September
Stefonick	12 Sweet Grass	New Build	Negotiating approval		
Delfosto	1 Redbud Way	New Build	Approved	slab done	lot cleared, foundation due
Arpad Ronaszegi	Lot 111	Landscape plan	Not approved as planted		Landscape plan to be reviewed in October
Sturre	83 RDCPD	Preliminary elevations	Approved	lot on market	
Haynes	58 RDCPD	New Build	approved		Lot cleared, stringout pending
Thomas	57 RDCPD	New Build	Approved		Lot cleared, foundation prepped
Weidner	24 Sweet Grass Lane	New structures	New structures not approved		Resubmit in October
Wiren	22 Redbud	Screened porch addition	Approved	Took out additional trees	Fined project stopped until tree mitigation occurs
Iulo	Sweet Grass	Tree removal	Approved/ w mitigation	Approved	
Garbis	44 Rose Dhu Creek	Shed request	Approved	On time	
Warth	Barn	Residential request	Nothing submitted yet		

- c. Beautification- Serenity Burzawa. The committee have worked on the front gate landscape in the past month. Ginger plants were relocated and new flowers were planted. There is more work to do before Christmas. Serenity has submitted her budget request for 2023. Curt Jacobson commented the sink holes at his house and the LeBon’s house have been filled. We now have quotes to clear 2 swales and the remaining swale work will be quoted for next year.
- d. Maintenance- Greg VanZant, absent.

- e. Social Committee- Sandra. First Friday gatherings were resumed but only 4 people showed up. The Chili cookoff had a good turnout. Halloween kids are to meet at the Gathering Place for pictured but a caravan like past years will not be done so kids can spread out around the plantation instead of bunching up together. The RDCP Adults Christmas party will be December 3rd and the Kids party will be on January 11th.

A discussion ensued after the committee reports. Jim Kirkland talked about the danger of cars speeding on Redbud Way in front of his house. He asked about installing speed bumps but nobody likes that idea. For a while, Beaufort County had a squad car on Old Miller Road and he said things have slowed down a bit. Fred noted that there are lots of new teenage drivers in RDCP. There was a close call with 2 vehicles in front of the Telmose house on Redbud Lane. Recently there has been a lot of parking traffic in that area.

Dog waste is still a problem in certain areas. Mike Collins said there is frequently fox scat seen near his house that could be confused with dogs. Art volunteered to post a reminder on social media to be a responsible pet owner.

Art brought up Todd's list of the 10 items relative to common problems within the community. Nothing has yet been decided. Art also talked about the location of certain mailboxes which are off the street causing the mail delivery people to drive off the road and leave a trail in the grass. Fred explained the mail box posts were installed prior to the asphalt roads were put in. Some people want those posts relocated but no action was decided.

5. POA Dues Deficiency Status- Clay: In 30 days we will inform the delinquent residents to pay their 2022 dues or risk a lien on their property.
6. Contract Updates
 - a. Landscape: RFQ was sent out to 4 contractors, 3 of the 4 replied with proposals. A detailed review is necessary but already we have a good quote from the company BrightView. They are a big local landscape maintenance provider but not as big as The Greenery. Clay explained why our current provider was not asked to bid for 2023. Two other contractors quoted as well, Swampgrass Co. and Don & Sons LLC. Art said he favors BrightView as they provided quotes for seasonal flowers by the square foot. They have many large clients and they are recognized for their "WOW" factor. Plus, BrightView will customize areas like the front and back gates to suit.
 - b. Pool Repair / Maintenance- Grout Repair at waterline. Quoted repair approved. The work will be finished before the end of the year.
 - c. Drainage Easements- Rose Dhu Creek- Getting 2 more quotes. Trees might have to be removed or swales might have to be dug around the trees in question.

8. Capital Projects.

- a. Shed- All finished including paint. Shelving is needed and will be purchased.
- b. Storm Panels- Completely installed and fitting well.

9. Nominating Committee Update- Committee members have yet to be assigned. We need to find 3 volunteers but we still have a little time. Ryan volunteered to help.

10. Entry Gate System Replacement-

- a. Special meeting of members to waive ARTICLE VI OFFICERS (h)...three (3) or more vendors prior to selection. This will be accomplished by way of ballots mailed to residents. Art will create a post for our Facebook page and Nextdoor to inform residents of the details of the proposal and reason we need this upgrade and why this vote is very important. Art states that the cost will be between \$40k to \$45,000 to replace the entire system and purchase emergency spare parts for future failures. Presently we are asking for more detail from the vendor TSC, on the parts required, the cost and what is needed. Jim K asked about the warranty; two-year manufacturer's warranty, labor not included for acts of God. Art told of the cost we paid to our last supplier Carolina Time, over the last 4 years. He created 3 sections for comparison: The DoorKing entry system, The FAAC gate actuator system; and the camera systems. TSC proposal recommends we replace the current cameras systems. Clay says the delivered system must be "turn key" to lessen the impact and work of the residents. At this point we don't know if new fobs will be needed because we will replace the DoorKing system with the Liftmaster system. Warrantee for the new installation and hardware shall be two years. There is a possibility that this new entry system will be operable using the Homelink system in most late model cars. If new fobs are required the POA will cover the cost for residents of approximately \$8.00 per fob. About 300 fobs are in use right now. Art will outline costs on options in his proposal to post to our residents. He mentioned TSC has 16 service trucks on the road in Beaufort County. Mike Collins asked about the timing and distribution of the fobs. Mike was involved with the distribution of the fobs in 2018 and said it was a lengthy process.

11. New Items

- a. Sam complained about the house being built at Sweetgrass and Redbud Way. Originally the temporary access was located incorrectly on Sweetgrass but the stones were never removed / relocated to Redbud Way. Fred said it will be corrected and explained why it occurred in the first place. Sam asked if the builders deposit will be returned because of this error and asked if the next-door neighbor, Shirl, will need to approve.
- b. John Garbis asked about culling deer in the community. A permit would be needed. There are local companies that do that work and many other gated communities have had that done.

- c. Fred asked about the ARB responsibility in replying to the Equestrian Center when they asked about constructing modular housing on their property for their employees. Fred wanted to make clear it is the responsibility of the ARB to make the final decision. Clay defended his position that it is the RDC Board responsibility. We still owe Rebecca Warth, the manager of the Equestrian Center, a decision. Clay and Mary Kardasha are still at odds and agreement still needs to be worked out. Clay stated "the ARB has no authority to make that decision." Clay said he quoted the CRR's. It is actually a moot point as both the Board and the ARB are in agreement that modular housing cannot be constructed within the plantation. The Equestrian Center has 2 lots and pay dues just like all resident owners of equestrian lots, of \$2,500 for each lot every year. Also, they do hold voting rights. Clay says the ARB does not have the authority; Fred vehemently disagreed. Clay stated his letter to Warth said the Board has purview over the ARB. As of yet there has been no further reply from Warth.
12. Adjournment- Greg made the motion to adjourn, Ryan seconded the motion and all approved. Meeting adjourned at 7:08.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of August 31, 2022	
<u>Assets</u>	August
Operating Funds	
1000 - CSB Operating #7161	97,599.78
1001 - CSB ARB #7179	59,995.02
Total Operating Funds	157,594.8
Reserve Funds	
1002 - CSB MM Capital #7187	141,142.72
1003 - CSB Capital #4142 NEW	50,000
Total Reserve Funds	191,142.72
Accounts Receivable	
1500 - Accounts Receivable	8,490.34
Total Accounts Receivable	8,490.34
Other Current Assets	
1600 - Prepaid Expenses	5,434.25
Total Fixed Assets	5,434.25
Fixed Assets	
1700 - Land	57,090.05
1705 - Security Equipment	45,746.55
1706 - Beautification Projects	14,580
1707 - Lighting Projects	7,805
1708 - Rear Gate	4,132.38
1799 - Accumulated Depreciation	-35,749.76
Total Fixed Assets	93,604.22
Total Assets	456,266.33

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

Liabilities	August
Accounts Payable	
2000 - Accounts Payable	4,979.41
Total Accounts Payable	4,979.41
Deposits Held	
2505 - ARB - Deposits	60,000
Total Deposits Held	60,000
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	69,500
Total Prepaid Assessments	69,500
Long Term Liabilities	
2520 - RDC Amenity Deposits	250
Total Notes Payable -Long Term	250
Total Liabilities	134,729.41
Owners Equity	
3000 - Owners/Reserve Equity - Prior Years	251,673.12
3005 - Land Value Basis Adjustment	29,471
Total Owners Equity	281,144.12
Net Income/ (Loss)	40,392.8
Total Liabilities and Equity	456,266.33