

Rose Dhu Creek Plantation
Board of Directors Meeting Minutes
September 15, 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

Residents in Attendance: Sam Weatherly, Sandra DiSanto, John Garbis, Andy Guth, Fred Wallace, Gary and Angela Bryant.

1. Call for attendance / vote to approve August meeting minutes: Greg H. made a motion to approve, Clay B. seconded the motion, the motion was unanimous.
2. Treasurers Report- Art Carapola reports 3 residents are in default of the 2022 POA dues; Keller, Lucy and Peacock. Clay asked the Committee Chairpersons to submit their budget requests for 2023. The biggest cost is anticipated to be the security system repair and replacement. Todd made a motion to approve the Treasurers report, Greg seconded and all approved. Following is the text of the formal report.

As of the end of August, there was \$97,599 in the Operating account at Coastal States Bank, \$59,995 in ARB and builder compliance deposits, and \$191,142 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 nd installments were due on/before 06/30/22. At the end of August, there were 3 members that had not made a payment toward their 2022 dues. We finished August with a negative variance of \$4,003 and year to date with a positive variance of \$34,950.

- 3 Committee Reports:
 - a. Security- Clay reported that minors were seen in the community swimming pool after hours. They have been recorded on video and he will try to identify and to report to their parents.
ARB- Five houses are under construction. Three lot owners have submitted plans to the ARB

for review. Greg Harrold submitted the updated 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 RDPCD	New Build	Approved		
Bigwoods	73 RDPCD	New Build	Approved		Landscape plan to be reviewed on site in September
Stefonick	12 Sweet Grass	New Build	Prelim NA		New builder selected
DellTosto	1 RedBud Way	New Build	Approved		lot cleared, foundation due
Arpad Ronaszegi	Lot 111	Landscape plan	Not approved as planted		Landscape plan to be reviewed in September
Stume	83 RDPCD	Preliminary elevations	Approved		
Haynes	58 RDPCD	New Build	approved		Lot cleared, stringout pending
Thomas	57 RDPCD	New Build	Approved		Lot cleared, foundation prepped
Aspden	Lot 8 10 Derby Court	Exterior paint request	Approved		Completed
Weidner	24 Sweet Grass Lane	New structures	New structures not approved		Resubmit in September
Jacobi	11 DoveTree Lane	Tree removal	Approved		
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	Mitigation not approved yet	Will be reviewed in September meeting
Garbis	44 Rose Dhu Creek	Shed request	Approved	On time	

- b. Beautification- Chairperson Serenity Burzawa was not in attendance so no update was available.
 - c. Maintenance Committee- Chairperson Greg VanZandt was not in attendance: No information was presented at this time. Greg VanZandt will hold his Maintenance Meeting in the Gathering Place on Tuesday, September 20th and record meeting minutes and distribute the following week.
 - d. Social Committee- Chairperson Sandra DiSanto will hold a meeting with her committee next week. The next upcoming event will be the Chili Cookoff in mid October.
- 4 Contracts / RFP Updates / Status

Cleanup within the pool restrooms has been monitored by Clay and deemed adequate.

Clay has been soliciting quotes for the 2023 Landscape Maintenance contract. He has contacted 3 possible contractors: Father Nature, The Greenery and Swampgrass Landscaping. He has not asked our current provider to provide a quote but may do so in the future. So far The Greenery has not replied. Clay states the RFQ will be a “task driven” contract. The new contract will not require the contractor to supply pinestraw. Sam W made a comment that our current provider LowCo Nursery has complained about dog waste that has not been picked up.

- 5 Fiduciary Rules and Authorities. The following is a statement Clay wrote and read in the meeting:
- a. As a member of rose Dhu creek POA board members are held to a higher standard and level of accountability than other community members
 - b. In a recent activity there was a post with a poll to be taken regarding the back gate and closing it. This was not coordinated or agreed to by the board members prior to its being published on Facebook. Once the question was put forward to the board members only regarding the gate, it was pointed out there was no coordination or approval by the board for such activity.

- c. When poor behavior and unauthorized actions (fiduciary breach of responsibilities) and activities are pointed out, I expect people, specifically board members, to reflect on what was provided, not to respond with personal attacks. There are several items that need to be pointed out and corrected moving forward with regards to the activities and actions that were created with the closure of the back gate:
 - i. In making arbitrary decisions to close and lock the gate, there was no coordination or notification and for any emergency responder personnel (police fire or ambulance). If an emergency had occurred, they would have run through the gate at our expense. It is not within the authority of a single member of the board (or community) to make that determination. Community members may present options and desires to the board for action in matters concerning community.
 - ii. Contrary to what some people might believe or think, the president of the POA has the authority given in section 6.6 of the amendment and restated By-Laws - "He shall have executive powers and general supervision over the affairs of the POA and other officers".
 - iii. There is no viable excuse for any board member to personally attack any other board, or community member, in any forum. Disagreements are fine, but must be kept at a professional level.
 - iv. For efforts necessary to correct and fixed items needing repair there is no requirement for multiple members to go out and direct the vendor making the repairs. We need to allow them to the task they are contracted to accomplish, and if there are other activities that someone would like to have looked at, that can be discussed, but for any gate actions, repairs, and activities regarding fixing the gate at this time John Garbis is our focal point with the vendors onsite. Other people need remove themselves from the area and situations and allow the vendor to accomplish the work they have the expertise in. I have personally been aware and involved in all proposed work orders, and have signed off on the estimates to have specific work done at this point in time. On completion of the work, notice will be provided to the community regarding the nature and complexity of the fix.
 - v. Moving forward, any additional behavior of this type will be considered to be a blatant and deliberate breach of fiduciary responsibilities as a POA board member and I will use the full authority provided me to take steps to ensure it cannot occur in the future.

6 Open Items

- a. Project updates: The newly erected shed is complete with the exception of paint.
- b. Security system plan to move forward: Technology Solutions of Charleston (TSC) has submitted 2 separate quotes to repair / replace our gate security system. Paperwork has been signed and submitted to the County of Beaufort and FEMA to authorize and allow entry into our plantation in the event of a hurricane for the purpose of cleanup and downed tree removal.
- c. Other: Fred Wallace and new lot owners Mr and Mrs Bryant petitioned the board to act on cleaning the swale next to their lot to effect water runoff. Maintaining the swales is

the responsibility of the RDCP POA. The Bryants cannot begin their homesite construction until this is completed because the Dominion Electric transformer box is in standing water that must be mitigated by digging a swale (trench) from the street (RDC Plantation Drive) to the creek. Clay does not want to do it because this \$9,000 project is not in the 2022 budget.

- 7 Adjournment called by Clay at 6:55pm, Todd seconded, all approved.

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

<u>Liabilities</u>	<u>August</u>
Accounts Payable	
2000 - Accounts Payable	4,979.41
Total Accounts Payable	\$ 4,979.41
Deposits Held	
2505 - ARB - Deposits	60,000.00
Total Deposits Held	\$ 60,000.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	69,500.00
Total Prepaid Assessments	\$ 69,500.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 134,729.41
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)	\$ 40,392.80
Total Liabilities and Equity	\$ 456,266.33

Assets	August
Operating Funds	
1000 - CSB Operating #7161	97,599.78
1001 - CSB ARB #7179	59,995.02
Total Operating Funds	\$ 157,594.80
Reserve Funds	
1002 - CSB MM Capital #7187	141,142.72
1003 - CSB Capital #4142 NEW	50,000.00
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	14,580.00
1707 - Lighting Projects	7,805.00
1708 - Rear Gate	4,132.38
1799 - Accumulated Depreciation	(35,749.76)
Total Fixed Assets	\$ 93,604.22
Total Assets	\$ 456,266.33