

**Rose Dhu Creek Plantation**  
**Board of Directors Meeting**  
**November 17, 2022 – 6:00pm**

**Gathering Place**

Call to Order 6:00 pm by Clay Bomgardner.

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

**Residents in Attendance:** Sandra DiSanto, Serenity Burzawa, Sam Weatherly, John Garbis.

1. Call for attendance: Present: Clay Bomgardner, Greg Harrold, Ryan Stefonick. Absent: Art Carapola, Todd Guenther. October meeting minutes presented. Clay motioned to accept the recent redline version, Greg seconded. All in favor.

2. Treasurers Report, Art Carapola:

As of the end of October, there was \$76,320 in the Operating account at Coastal States Bank, \$68,450 in ARB and builder compliance deposits, and \$191,737 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 installments were due on/before 06/30/22. At the end of October, there were 3 members that had not made a payment toward their 2022 dues however all three of these members paid in full on November 4th.

We finished October with a positive variance of \$3,989 and year to date with a positive variance of \$41,996.

Clay mentioned a few lagging bills that are starting to be received and paid, including TSC from previous repairs.

Discussion and Clay presented preliminary budget for review. Some increases such as electric, phone insurance for new shed, and propose a well for front of community irrigation, but savings should outweigh the costs in the long run, per Clay. Balanced budget keeping annual assessments the same.

### 3. Committee Reports

- a. Security- Art Carapola: Clay shared most recent repairs needed for Old Mill Rd gate, 5 different components that needed to be fixed, received and installed, but still faced issues. Actuators are part of the issue now. Issuing an emergency repair/replacement of the actuators via TSC. Just received a quote from TSC prior to the meeting proposing a change from the 220 to 110 with backup system with new hard drive, cameras which is just under \$13,000. Installation included.

John Garbis comments that he spoke with a company out of Atlanta that 220 actuators may be better as they can handle surges and spike, also getting a battery backup. Clay reassures this is nothing to do with Liftmaster system, we're simply changing out the hardware and security cameras to get the gate back operational ASAP. Clay requested timeline from start to finish. Also, we would salvage any used hardware to refurbish for future use to keep on hand for quick access. Ryan asked if this hardware can be used in new proposed system, Clay confirms yes, and the original bid will decrease as these parts are already installed. Ryan asked about the status of sending out the proxy to residents for new security system. Clay feels the 15 pages we have is too lengthy and needs to be simplified. Ryan & Greg agree. Ryan offers to edit the proxy down to 3 pages to simplify the process and will email to Clay & Art for approval. Clay & John offered to drop off at residents mailboxes to save time.

- b. ARB- Kerdasha / Greg Harrold. Greg presents, 7 homes under construction. All moving along swiftly. One prelim review submitted. Sam raised a question about a home being proposed but it was unclear which property specifically. Greg mentioned a home that was proposed which did not pass ARB guidelines. Sam & Greg confirm ARB will handle reviews accordingly per the guidelines.
- c. Beautification- Serenity Burzawa. 300 bales of Pine straw and 18 yards of mulch being put down. Brightview is installing. Came and toured the property. Roughly \$3,400 to have it done. If we elect to change to mulch, it will be less costly per year.
- d. Maintenance- Greg VanZant, absent. Clay presents. 2 swales complete. Filled in 3 sinkholes, removed a dead tree on a back lot. Shed shelving in the works. Sandra commented that the doors don't meet. Greg said there was a backer board, however Clay said it must have been removed. Greg will inspect and correct.
- e. Social Committee- Sandra. Sandra presented total RSVPs for upcoming Christmas Party which is 88, shared expenses and provided a check to Clay to deliver to caterer. Karen is handling Beer & Wine, but Sandra will confirm. Started decorating the Gathering Place. Chairs need to be cleaned. Many Christmas lights were damaged and will need to be replaced. Clay reminded everyone that nothing can be leaned up against the new weather shields on screens. Clay removed many rusty nails out of walls and hung the remaining weather shields.

Sam asked how much we saved by hanging them ourselves, Clay responded with \$13,500. Round of applause for Clay and John for hanging those and saving those funds. Clay gave a shout out to all the amazing community volunteers for their time, effort, generosity and helping year round. Much praise to John for his investment in the community. Clay commented again on how nice the fire hydrants and Gathering Place look.

4. Contract Updates, Clay. We have accepted, negotiated, and signed the contract with Brightview for landscaping. Had 4 total bids, and Brightview offered the most services and lowest cost. Negotiated to \$38,400, monthly \$3,200. Clay is current POC. (addressed to President at Rose Dhu). No authorized assignment of contract without written notice. The RDC Request for Proposal and Statement Of Work was attached and agreed. Billing set to go to Treasurer at Rose Dhu Creek. Clay will send the 30 day notification to LoCo via certified mail to end their contract.

Pool repair maintenance agreement was signed and waiting on time to complete prior to end of the year.

Both drainage easements complete. Saved a lot of money there. Paid ~\$3,000.

Clay is working on 2023 proposed budget. Short discussion. No pushback. Proposed property transfer fee increase from \$1,250 to \$3,500 per transaction. Which is close to 1/3 of 1%. Clay feels this is realistic given our community quality and price point. Ryan agrees.

5. Nominating Committee Update, Ryan. Put out a digital version of the Call for Candidates online on Facebook. Had one applicant so far. Still need to meet as a committee and circulate the forms.
6. Entry Gate System Replacement, Clay. Spoke about that earlier. Ryan and Clay will revise information packet with Art.
7. New Items, Clay. Call for new items? Sandra mentions a kids Christmas Party coming up on December 10<sup>th</sup>. Meredith T will be sending out invites for the breakfast. December 15<sup>th</sup> is next board meeting. Ryan commented it would be nice to post the meeting agenda before the meeting so residents can decide if they wish to attend or not. Clay asked if we're ok with emergency repair for gate. Ryan agrees these repairs are needed to secure the community following many residents desire for a working gate, also these parts will be compatible with the new system when installed. Clay and John discuss pros and cons of 110 vs 220, but proposed repair is most reliable.
8. Adjournment- Clay made the motion to adjourn, Greg seconded the motion and all approved. Meeting adjourned at 6:49 pm.