

Rose Dhu Creek Plantation POA

BOARD OF DIRECTORS MEETING

December 15, 2022- 6PM

Clay Bomgardner's Garage

- 1) Call for Attendance / November Meeting Minutes: Clay Bomgardner, President; Art Carapola, Treasurer (attending via video conferencing); Greg Harrold, Vice President; Ryan Stefonick, Trustee; Todd Guenther, Secretary.

Residents in attendance: Fred Wallace, Serenity Burzawa, Sandra DiSanto, Sam Weatherly.

Todd G motioned to accept November meeting minutes, Ryan S seconded, unanimously approved.

- 2) Treasurers Report- Art Carapola: As of the end of November, there was \$67,913 in the Operating account at Coastal States Bank, \$60,005 in ARB and builder compliance deposits, and \$191,758 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 November, one member has not paid the administrative fee along with a portion of the accrued interest for late payment of dues. We finished November with a negative variance of \$6,355 and year to date with a positive variance of \$35,593.
- 3) Committee Updates:
 - a. Beautification, Serenity Burzawa: Serenity talked about the improvements made at the front gate as the season changes. Much attention has been given to keep up with aging plants and flowers. New heartier seasonal flowers have been planted.
 - b. Security, Art Carapola: Art said no more of the current fobs will be supplied in anticipation of the new security system upcoming changeover. He mentioned the back gate is not communicating and will not receive program changes. The bus schedule programmed to open twice daily will remain unless we get that resolved by TSC. Greg mentioned the back gate is still not working as it should.
 - c. Social, Sandra DiSanto: December Christmas part was well received. No further plans are in the works until next year.
 - d. ARB: Greg Harrold had no new ARB requests to share stating all approved projects are progressing well.
- 4) Security Vendor Special Meeting & Ballot results, Todd Guenther: A Ballot measure was presented to the 112 property owners in RDC. This was vote requested by the POA Board to waive the requirement to get 3 or more valid quotes for any expenditure over \$5,000.00. Upon soliciting for a new security provider, we found there are very few who qualify for our particular needs. One provider, Technical Solutions of Charleston provided us a very good proposal so we plan to accept this vendor if we received a majority of "YES" voted and achieve quorum.

Results: 61.6% of property owners returned ballots in a total of 69 votes. 66 owners voted YES whereas 3 owners voted NO. 43 property owners or 38.4% never replied. However, quorum was achieved and the majority YES votes allow the Board to move ahead and contract with TSC.

- 5) 2023 Budget, Dues, Real Estate Transfer Fees; Finalization: 2023 Budget has been completed. Copies of the approved budget will be distributed at the Year End Board Meeting and recap on February 25th. The 2023 Budget was presented to the members in a mailing for review.

Transfer fees when a home owner sells their house will be increased from \$1,250 to \$3,500. These fees are typical for property sales in Beaufort County Plantations and normally paid by the buyer for the benefit of the community. Although this looks like a large increase from \$1,250 to \$3,500, this is still substantially less than comparable plantations charge.

Yearly POA dues will remain at \$1,850 for 2023 despite rising costs. These dues have not risen in over 6 years. However, our larger contracts such as pool maintenance have risen sharply for 2023 and we can anticipate increasing dues in the future. Cost savings in 2023 may include a project to install a water well near the front gate for irrigation independent of city water. The new security system will be under a one-year warranty which will save security maintenance costs as well.

Clay made a motion to accept the 2023 budget, Art C seconded, the approval was unanimous.

- a. End of Year Letter and Dues Notification; Clay Bomgardner has drafted a Year End Letter to be mailed to all residents with the yearly dues bill in late December. The letter will recap 2022 activities and achievements by the Board and Committee's.
- 6) Annual Meeting Planning
- a. Date: It was proposed and agreed the Annual Residents Meeting will be held in the Gathering Place on February 25th.
 - b. Nominating Committee Update / Cutoff Date: A call for Candidates to join the Board for 2023 has been posted. The response has been very weak but candidates still have until December 31st to submit their application. There are 3 openings for a 3-year term to replace Board Members Clay Bomgardner, Art Carapola and Greg Harrold who will be dropping off the Board. If there are 4 or more applications to join, there will be a resident vote. If only 3 residents apply, they automatically get chosen and will be introduced at the Annual Meeting. The late Jim Kirkland was Nominating Committee Chairperson. He will be replaced by Board Member Ryan Stefonick for the rest of the year.
 - c. 2021 Meeting Minutes: Customarily meeting minutes from the previous year's Annual Meeting will be referred to for the purpose of reviewing yearly goals and 2022 performance. However, those minutes had been stored on a computer that had a hard drive crash. These notes will need to be recreated unless a hard copy can be found. Fred will look in his files.
- 7) Entry Gate System Replacement Discussion / Vote: Although the Board received the vote to move forward and award TSC the 2023 security system replacement, more definition needs to be discussed with TSC. There are questions in particular about the 1-year warranty; does it include labor as well as parts, etc. Greg asked what will be the recurring fees for the service, I.E. Cloud storage, Voice plus Video at the gates. Art explained there will be 3 ways to gain access at

the gates, (new) fobs, proximity cards and keypads. Art will email our TSC sales manager, Joe Shiver, with detailed questions. At this time what we have received is a 2-page proposal Bill of Material that defines the hardware. Service after installation is still an undefined concern.

The quote totals \$51,300 including parts and labor. Art motioned to accept this cost proposal but cautioned the cost could rise depending on what is found during installation. Clay suggested we accept the contract but add an additional amount for contingencies, Not to Exceed \$55,000, conditioned on a reasonable installation schedule with a “turn key” system. Art, Clay, Greg and Ryan voted to approve, Todd declined citing the \$55K NTE idea and wanting more resolution of the unanswered questions. Clay requested members to send questions and comments to Art within two days so he may present them to Joe Shiver, TSC Sales. Clay will be leaving on vacation in 4 days and designated Greg Harrold as signer of the contract if we get sufficient answers to the board members questions and concerns. Joe Shiver will be leaving on vacation during the last 2 weeks of the year as well. Clay wants to get the contract signed in 2022 citing a 5% labor increase beginning 2023.

- 8) New Items: A question came up about video meetings via Skype. Art Carapola was attending this meeting from his home office because of an injury. Todd stated that in his early days on the Board there were many times video conferencing was used. This is a convenience allowing Board Members to participate in meetings who would be otherwise unavailable. This practice should only be done when needed such as Art’s injury.
- 9) Adjournment: Ryan motioned to adjourn; Art seconded. Meeting adjourned 7:07 PM.

Rose Dhu Creek Plantation POA Inc
Balance Sheet
As of November 30, 2022

<u>Assets</u>	<u>November</u>
Operating Funds	
1000 - CSB Operating #7161	67,913.24
1001 - CSB ARB #7179	60,005.02
Total Operating Funds	\$ 127,918.26
 Reserve Funds	
1002 - CSB MM Capital #7187	141,758.52
1003 - CSB Capital #4142 NEW	50,000.00
Total Reserve Funds	\$ 191,758.52
 Accounts Receivable	
1500 - Accounts Receivable	115.11
Total Accounts Receivable	\$ 115.11
 Other Current Assets	

1600 - Prepaid Expenses	2,780.50
Total Fixed Assets	\$ 2,780.50

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	(38,024.18)
Total Fixed Assets	\$ 91,329.80

Total Assets	\$ 413,902.19
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