

Rose Dhu Creek Plantation
Board of Directors Meeting
February 25, 2023 –11:30am

Gathering Place

Call to Order 11:30 pm by Todd Guenther.

Board Members: Fred Wallace, President; Todd Guenther, Vice-President; Matt Ramsey, Treasurer; Ryan Stefonick, Secretary; David Dumont.

Residents in Attendance: Clay Bomgardner, Art Carapola, Andrew & Karen Guth.

1. Call for attendance: Present: Fred Wallace, Todd Guenther, Matt Ramsey, Ryan Stefonick & David Dumont. Absent: None.

2. Election of Board Officers:
Todd nominates Ryan to be Secretary, Fred seconds the motion. All in favor.
Todd nominates Fred to be President, David seconds the motion. All in favor.
Todd nominates Matt as Treasurer, David seconds the motion. All in favor.
Ryan nominates Todd as Vice President, Matt seconds the motion. All in favor.

The results are as follows:

President: Fred Wallace

Vice President: Todd Guenther

Treasurer: Matt Ramsey

Secretary: Ryan Stefonick

3. New Business:
Todd refers new board members to Art who can provide access to personalized emails. Fred inquired about the current website contact and Ryan agrees to help manage website and Rackspace email account. Fred suggests the need for a community debit card to cover recurring costs like website and emails. Matt will work with bank on establishing accounts and new officer access. Clay provides details on four accounts (OpEx, CapEx, ARB, and Reserve) and contacts at banks.
Fred confirms monthly board meeting dates are current and blocked on the website. Art shares that Theresa Westerman is maintaining website and Gathering Place reservations. Ryan will assist. Reservations are forwarded to social@rosedhucreekplantation.com so those emails need to be monitored.
Fred discusses the need for a new head of Beautification Committee. Serenity is stepping down so Todd suggests Terry as she's done a great job in the past and has assisted with Brightview Landscaping. Clay has been interfacing with Brightview regularly and will continue to act as a liaison if helpful. Adds that Beth Ann has copies of

all contracts in place including landscaping, security and pool. Clay suggests that the cleaning contract should be addressed as the Gathering Place seems to be unkept. David brought up the annual assessment and budget, the board discussed and feels the new transfer fee of \$3,500 is still very affordable compared to many other relevant communities. Clay suggests we review the irrigation at the main gate, adjust watering or consider a well for irrigation to save on costs.

Brief discussion of maintenance items; fence repair, pool schedule, pinestraw and mulch replacement. Clay feels mulch will be a cheaper alternative to pinestraw. Fred asks if Spring and Fall seasonal annuals are included in the Brightview contract. Clay said they quoted a price for pinestraw, mulch and flowers per sq/ft. However Brightview has not delivered the estimate yet to the Beautification committee. Clay has communicated with them about lawn maintenance and resident concerns, including fire ant control.

4. David motions to adjourn. Ryan seconds the motion. All in favor. Meeting adjourned at 12:05pm.