

Rose Dhu Creek Plantation

Board of Directors Meeting

April 20th, 2023 – 6:00 pm

Gathering Place

Call to Order 6:01 pm by Fred Wallace.

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

Residents in Attendance: Ron Koopman, Clay Bomgardner, Marla Guenther, Serenity Burzawa, Andy Guth.

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

Fred acknowledges and offers sympathies for resident Matt Nadler and his family who passed away suddenly this week.

2. Approval of Minutes: Todd motions to approve the March meeting minutes, Matt seconds the motion, all in favor.
3. Treasurer's Report, Matt Ramsey:

March, 2023 Financial Recap

"As of the end of March, there was \$183,883 in the Operating account at Coastal States Bank, \$61,505 in ARB and builder compliance deposits, and \$170,583 in the two Capital accounts.

The 2023 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 2023 at the monthly rate for \$17,375. Finance charges (1.5%/mo) are and will be applied to past due accounts when applicable. Statements are emailed/mailed each month to all members with balances unless they elected the two pay option in which the 2nd installments will be due on/before 06/30/23. As of the end of March, eight members have not paid the 2023 dues in full, nineteen paid the 1st installment of \$950.

We finished March with a negative variance of \$338 and year to date with a positive variance of \$15,527."

Matt references a few line items that are spread out and creating some timing issues, he suggests in the future it may be best to budget on a quarterly basis and not a monthly basis.

Matt questions delinquencies and if he should address those accounts personally. Clay mentions he called frequently last year and those accounts were resolved late in the year around November. Formal letters were made too. Fred said he's already been in touch with a few of the past due accounts. Matt has remedies he feels could be beneficial if the board wishes for him to tackle. Fred will take the initiative for now.

Todd motions to approve the Treasures Report. David seconds the motion. All in favor.

4. Committee Reports:

- a. *Security, Fred Wallace:* The security contractor started about 3 weeks late and has been primarily focusing on South gate for now. They are removing the old wiring and installing all new infrastructure. Security committee has been checking on them daily to ensure they are adhering to the contract. Fred confirmed they are gutting the old system and at this point they are about 35% complete. Fred projects another 4 weeks until completion. South gate to be completed first, then move on to the North gate. Fred asks Clay if there is a design for the new kiosk as it is susceptible to being hit by cars. Clay references a steel bollard for strength but it is possible that Art has a more specific design. Fred will reach out to Art.
- b. *Beautification, Todd Guenther:* Todd shares that the South and North gate were completed by Brightview and it looks great. Irrigation on North gate has some issues including broken heads and timer needing adjusting. Todd called Pedro to repair.
- c. *Social, Marla Guenther:* Marla said we're looking great for the Tacco fiesta; 62 RSVP's as of today and feedback so far has been wonderful. Marla has been planning for other community events currently has a budget surplus. Christmas Party is Sat Dec 16. Caterer been reserved. Slightly different menu to get excited about, we have a bar too.
- d. *ARB, Fred Wallace:* One new home submission came through the ARB; roughly 3,800 sq/ft in size. Expecting two more preliminary plans to be submitted for review. Fred addresses Mr. Koopman in the room and mentions he will follow up with him regarding a private issue.

e. *Maintenance, Fred Wallace:* Had a maintenance committee meeting on Tuesday and identified some deferred maintenance items they would like to address. Fred suggests a vote to add an additional \$15,000 on top of their \$30,000 budget for this year. Clay commented that he is on the maintenance committee and wasn't notified of the meeting last Tuesday, nor has he seen a list of suggested repairs with costs associated. Fred mentioned that there are projects we hope to complete including the May River Road cleanup which will exceed the \$30,000 budget. He added that we finished the year with a \$46,000 surplus and due to the items identified, they are requested an increase to their budget for infrastructure repairs. Matt comments that the gate project is a capital expense, and he would like to see the backup for the projects the maintenance committee hopes to complete. He said the board would benefit from seeing where that money will be spent. Ryan agrees and would like to see a list of the items proposed. Fred asked if we received those documents in an email and Ryan and Clay confirmed they did not. Fred will circulate.

5. New Business/Open Discussion:

Fred brings up Matt's recent email regarding a new proposal from Hargray. This was a result of Matt asking Beth Ann about our existing agreement with Hargray and shortly thereafter, he received an email from Grace Kurtz with a new proposal to renew our agreement with them, including discounts for their services. Mat believes Hargray is aware their contract is ending soon suspects increased competition on the horizon. Matt voices his concern about signing a new agreement prior to exploring other options. He suggests that Hargray honor this new discounted rate for our residents and let our residents decide if their services are satisfactory. Clay speaks out in his dissatisfaction with Hargray and would much prefer an alternative service provider. He asks if Spectrum has been back in touch with us with a proposal. Matt will check in with his contact at Spectrum. Fred questions if the Spectrum representative was ever given the engineering/infrastructure plans. Clay suggests that Spectrum was preparing their due diligence and would follow up once completed. Art was the point of contact so we're unclear of the current status. Matt will communicate with Hargray and request a modified "good-faith" agreement at the discounted rate until the end of our contract which expires in July 2024. That way we can test their services and remain open to any/all options. Ryan agrees with Matt's suggestion. Todd voices his concern with running new cables for fiber and their potential for damaging community property. Matt references a new installation in Long Cove which went smoothly and without issue. Fred asks Matt to check with his Spectrum contact to see where they are with the proposal.

Todd mentions the speed ramps need a fresh coat of yellow paint. Fred has some. Todd also stresses the importance that the pool gate be closed and locked at all times.

Todd raises the topic of reservations for the gathering place. Ryan explains the current inefficient online process involves too many steps. First the user requests the reservation date from the calendar, it then goes to Tess who approves the date. Following approval the user is required to download and mail the reservation document with \$100 non-refundable reservation deposit to the address provided. Marla and Todd feel the deposit is unnecessary and unfair as the Gathering Place is an amenity for all to use. Fred suggests a \$100 deposit which is refundable if the Gathering Place is returned to the same shape as it was found. Ryan explains that the back-end of the community website is outdated, vulnerable and challenging to edit. Tess obtained one verbal quote for \$5,000 to bring it up to speed, however Ryan feels that price is too high just to have the website look and operate the same on the front end. Ryan suggests we meet and discuss how we want our website to operate and which features are important, then bid the project out to reputable web designers. Fred comments that he has some connections and will reach out. Clay recommends it needs to be secure as well. Marla would prefer all Gathering Place reservations go through her directly. Matt feels residents should be able to log into the website to manage their account, respond to invitations and find information easily. Fred will reach out to a few local web designers.

6. Adjournment: Todd motions to adjourn the meeting. Ryan seconds the motion. All in favor. Meeting adjourned at 6:56 pm.