

**Rose Dhu Creek Plantation**  
**Board of Directors Meeting**  
**March 16th, 2023 – 6:00 pm**

**Gathering Place**

Call to Order 6:00 pm by Fred Wallace.

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

**Residents in Attendance:** Sam Weatherly, Matt Weatherly, Marla Guenther, Alicia Zavala, Serenity Burzawa.

1. Call for attendance: Present: Fred Wallace, Todd Guenther, Matt Ramsey, Ryan Stefonick & David Dumont. Absent: None.
  
2. Approval of Minutes: Both the January 2023 and February 2023 meeting minutes were up for approval. Todd motions to approve the January meeting minutes, Ryan seconds the motion, all in favor. Matt motions to approve the February meeting minutes, Todd seconds the motion, all in favor.
  
3. Treasurer's Report, Matt Ramsey:  
As of the end of February, there was \$196,806 in the Operating account at Coastal States Bank, \$60,005 in ARB and builder compliance deposits, and \$167,065 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 February, eleven members have not paid the 2023 dues in full, nineteen paid the 1st installment of \$950.  
We finished February with a positive variance of \$7,356 and year to date with a positive variance of \$15,865.

Matt comments that budgeted expenses such as tree maintenance and beautification that were allocated for the first few months have not been spent. This impacts the monthly variances and suggests we spread it out perhaps quarterly so we don't see a swing in variances. This is also true with the janitorial contract.

Matt also commented that the Capital expenses and depreciation are being netting from operating expenses, and those typically aren't things that are operational related. However he shared it is not material or a big issue, rather a presentation issue and he'll reach out to Beth Ann to adjust how the data is exported in the future. He suggests for budgeting, we break it out quarterly and not evenly over the course of 12 months. Fred & Todd agree.

Matt shares that receivables look decent, overall everything looks fine.

David asks if we have a mechanism in place for residents who do not pay the assessment. Matt mentions he has found remedies in-house and in many cases it is a timing issue and a resolution can be found by communicating with the property owner and discussing a solution with the board.

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

4. Committee Reports:

- a. *Security, Fred Wallace:* 9 weeks ago the new security contractor was paid a deposit but has been quiet since. Fred connected with them and their plan includes finishing another nearby community and will provide an timely update for when they can get started. They shared they have everything they need for our installation and will give ample notice to us for our residents. They suspect at the latest the first week of April. Fred discussed with them the need to gut the existing system and install all new components. We will keep components of value. An update from the contractor is coming soon. For now the system is working well.
- b. *Beautification, Todd Guenther:* Terri Weatherly has accepted to be the new chair of the beatification committee. Serenity submitted the proposal from BrightView for the front gate flowering. Proposal has been approved and will be installed the week of April 10<sup>th</sup>. Brightview asked if they can install additional pinestraw. Todd & Fred suggested inside the pool fence area as it would enhance the gathering place.  
Todd would like the committee to consider adding park benches to the community ponds.
- c. *Social, Marla Guenther:* Marla brought a new calendar of events featuring a tentative schedule for the year. Including community events such as Cinco De Mayo Fiesta, 4<sup>th</sup> of July BBQ Pool Party, Hawaiian Luau Party, Halloween Crawl, Children's Christmas Breakfast and Annual RDC Adult Christmas Party. Discussion of Children's Christmas Breakfast and how to improve attendance. Ideas included a gift exchange, Secret Santa, or treasure hunt. Marla will be displaying posters, online invitations and social calendars. Marla also included estimated expenses, budget and example flyers for each event.

- d. *ARB, Fred Wallace*: No new build submittals at this time but we expect to see some in the coming months. A few pool additions but that's it.
- e. *Maintenance, Fred Wallace*: Greg Van Zandt and Fred will be discussing plans for "Gate to Gate" maintenance projects. Discussed plans to extend uplighting by South Gate, clean up the fence areas by entrance, and pressure washers due at the end of next week to clean fence and Gathering Place. A schedule of maintenance items will be presented to the board for approval in the coming weeks. Fred shared that Hampton Hall has agreed to split the costs to repair a few areas that border our community with theirs. Todd points out that many smaller items need to be addressed, not just big ticket items. Ryan questioned if the new shed was treated for termites as a precautionary measure and Fred confirmed yes it was. Marla requested a refrigerator/ice maker in the gathering place for social and special event use. Cabinets would be ideal too for storage. An additional request for a speaker system/PA system for meetings or music during events. Fred feels a refrigerator inside the shed and PA system would be useful but ice maker too problematic.

5. New Business/Open Discussion:

Matt brought up the Spectrum internet/cable presentation from the January meeting and feels it would be advantageous for us to investigate. Matt has experience in Long Cove Club with Spectrum and their service contract offers lucrative revenue share terms and a door fee payment where the community benefits from their continued use. If Spectrum is offering to install fiber throughout our community with no upfront costs or commitment, with a potential for revenue share and/or a door fee in the future, it may be something to look into. Matt suggests we first review the Hargray contract to determine our eligibility. Fred & Ryan agree and would like to hear more on specifics.

Ryan shared that he's been working with Tess on updating our community website but it is an ongoing process. Updated some outdated information but still working on broken links and added functionality. Fred inquired if we could advertise real estate listings and available properties. Ryan will investigate this option.

Serenity commented that she has heard from a neighbor complaining of dog waste and owners not cleaning up after their pet. Marla also mentioned seeing bags of pet waste on the side of the road from time to time. Ryan suggests we add a few pet waste stations that can be strategically placed discreetly on community property. This would allow pet owners to conveniently dispose of their waste during their walk and reduce the occurrence of visible pet waste on the ground. These stations are affordable and would allow for a clean solution to this ongoing problem while making the owner's dog walks more enjoyable. Fred agreed and will investigate options. Todd mentions it's the pet owner's responsibility regardless. Ryan mentions they are frequently used in Bluffton Park and very useful.

Serenity inquired about Jim Kirkland's property and was told the estate is working on maintaining the property and determining next steps.

6. Adjournment: Todd motions to adjourn the meeting. David seconds the motion. All in favor. Meeting adjourned at 7:02 pm.