

**Rose Dhu Creek Plantation**  
**Board of Directors Meeting**  
**October 17th, 2024 – 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:** Theresa Westerman, Matt Weatherly, Sam Weatherly, Joe Del Tosto, Curt & Laura Jacobi, Marla Guenther, Andrew Guth.

1. Call for attendance: Present: Fred Wallace, Todd Guenther, Matt Ramsey, Ryan Stefonick and David Dumont. Absent: none.
2. Approval of Minutes: Todd motions to approve the September meeting minutes, Matt seconds the motion, all in favor. Ryan mentions that he'd like to make an official correction to the September meeting. During that meeting we motioned to approve the June Meeting Minutes, when it should have been the August Meeting Minutes. The minutes that were circulated were the August minutes, however the motion specifically said June so he wanted to make that correction.

3. Treasurer's Report, Matt Ramsey:

September, 2024 Financial Recap

*As of the end of September, there was \$47,941 in the Operating account at Coastal States Bank, \$24,005 in ARB and builder compliance deposits, and \$96,439 in the Capital account. In early July 2023, three 9 month Certificates of Deposit (25k each) were purchased with Capital funds to yield 4.85%. In March 2024 the CDs matured and the earned interest for the 9 months was \$2,730. The CDs were renewed in March, 2024.*

*The 2024 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 2024 at the monthly rate for \$17,375. Finance charges (1.5%/mo) are and have been applied to past due accounts when applicable. Statements have been emailed or mailed each month to all members with balances unless they elected the two-pay option in which the 2nd installments were due on/before 06/30/24.*

*At month-end 9/30/2024, the Accounts Receivable for dues was \$2,360 which includes one account that has an overpayment of \$950. Through October 15, 2024, there is one owner that*

*has not paid the 2024 dues in full leaving an accounts receivable balance of \$2,360. There are other accounts with late fee balances for owners that did not make timely dues payments.*

*\*We finished September with a negative variance of \*\$23,726, and a YTD negative variance of \*\$7,038. \*(after Matt restated the position for the financials, excluding the transfer fees, capital expenditures, depreciation and other non-cash items per our accountant.)*

Fred says that the negative variance for the month of September was a result of the recent improvements to the Gathering Place.

Todd motions to approve the Treasure's report. Ryan seconds. All in favor.

4. Website Updates, Ryan: Last month we rolled out the front-end of the website which displays our updated design, professional photography and simplified user interface. Feedback has been very positive. Ryan has continued to meet and train with Blair the web designer on how to streamline the back-end member only section of the website. Ryan feels it is 99% finished, and once the membership directory and events calendar is updated, we can launch it for resident access. Todd mentions he'll send the latest member spreadsheet to Ryan.
5. Turkey Trot 5K, Ryan: Ryan is excited to host this great outdoor event on Thanksgiving morning. This fun & casual run/walk & mile dash is perfect for families, friends and guests to enjoy, all while showcasing our beautiful community. We currently have 8 participants but he feels this will grow quickly now that we are heading into November. The course will use both paved roads and our wooded trails. Look for an email with course details in the coming weeks.
6. Amenities Committee Presentation, Laura/Curt Jacobi: Fred welcomes Laura & Curt Jacobi, co-chairs of the amenities committee, to present their findings and suggestions for the community property located adjacent to the Gathering Place. Fred adds they have done an amazing job of surveying the community and coming up with a robust proposal that would satisfy many of the suggested improvements.

Laura introduces herself and Curt, together with 2 boys, as residents since 2017. Their family loves Rose Dhu Creek Plantation and are very invested in our community. They were excited for the opportunity to help prepare this presentation. Laura starts by explaining their goal of finding the best use for the community land based on residents' need & feedback, while also preserving the natural beauty of the land. Laura thanks her diverse committee members for their time and efforts and feels a broad sampling was represented. Based on their initial conversation with neighbors, they developed an amenity survey that was emailed to residents via the community newsletter on April

30<sup>th</sup>. From that survey, they received 78 responses, giving them a detailed look at member interest. Most popular on the list was a multi-use court, second was a fitness area, 3<sup>rd</sup> was dedicated green space, 4<sup>th</sup> was a multi-use building, 5<sup>th</sup> was a pool expansion and least popular was leaving the property AS/IS. The survey allowed for additional write-in comments that are available to see in the presentation packet. The committee shared this data with the Witmer, Jones Keefer Land Planner and developed a rendering. Included is a 74' x 100' multi-use building, parking expansion, bocce field, flexible green space, playground, multi-use court, trail access and ample shade and trees. The multi-use building could also house desires such as half basketball court, pickleball courts, fitness room, small meeting room, POA office, kitchen, storage while allowing access to the outside.

Laura continues by highlighting recent Gathering Place improvements. Features such as a new mounted TV, light and bright interior, storage cabinets, hot water prep sink w/disposal, quartz counters, games, ping pong & more.

To finish, Laura & Curt ask the board and audience for questions and their consideration to move forward with a cost analysis.

7. Amenities Discussion: A member of the audience asks if the dues will be raised, and special assessment levied to pay for these improvements. Fred says it will be up to the community to vote on this project. At this time, it is simply the board's responsibility to provide this information and let the residents decide on how or if they want to proceed. Fred states that most importantly, since we came out of bankruptcy in 2012, we've never had an assessment increase. In fact, we've only had a decrease. Additionally, we've never had a special assessment, despite Hurricane Matthew, Irma, Debby. Fred continues that our costs have been going up so we've overdue for an increase. He says, we're voting tonight on a very nominal increase, but it is important to know that this increase does not have anything to do with this project. We run a surplus every year, but we've also spent a lot of money too. Trails, road fronts, Millers Pond and Gathering Place have all been recently upgraded. However regarding the amenity project, nothing tonight is binding, this is just an exploratory project. We owe it to the community to take a look at how to use this property, stay relevant in the area, and maintain appreciation.

David asks if there should first be an agreement on what is being proposed, then get the estimates. Fred says each aspect will be a line item, so we can pick and choose what we want based on the costs.

Ryan asks if there is a cost associated with the cost analysis. Fred says no, Laura said mainly their time invested.

David motions to move forward with the no-fee cost analysis. Todd seconds. All in favor.

Ryan states that because we received 78 responses to the survey and the least popular submission was leave it as/is, then clearly the community prefers the property improved to some degree. Ryan feels this was a professional proposal and moving forward with the cost analysis to understand line-item costs will provide the information needed to make an informed decision when the community votes. David feels we owe it to the community to consider expanding our amenities and thinks it's a great idea.

8. Maintenance Committee/Stormwater, Fred: Fred reports that we've got most everything cleaned up following the storm, but we still have a few trees to remove and the trails need clearing. Fred spoke with the owner of the equestrian center and per his conversation, they are required to assist us with clearing the trails. Together with our maintenance committee, they are going to formulate a plan to help clear and maintain the trails using their equipment. Fred also met with the stormwater committee of Hampton Hall. As Barton's Run and The Farm funnels into their community, which eventually leads into Rose Dhu Creek, they came for a site visit to help ensure proper drainage in the future. Identifying a few troubling areas, they are going to pay for removal of some trees on our side of the creek, as well as relocating the old concrete bridge on their side of the fence.
9. 2025 Annual Assessment: Fred circles back to the annual assessment discussion and asks if there are any questions. Todd asks what the proposed increase would be? Fred says a \$250 increase starting next year. Ryan restates that he is against special assessments. He likes to plan for the future and doesn't like surprises. Therefore, with inflation and all the costs associated with maintaining our community, while elevating our status, it is responsible to plan accordingly. He feels a marginal increase is due now, and if we implement small increases over time annually, that's more palatable than any large special assessment that he would be against. For that reason, he is in favor of this increase as it is planning for the future. Todd agrees. Ryan motions the 2025 Annual Assessment be increased by \$250. David seconds. All in favor. Matt clarifies that the \$250 increase is an operating assessment to help pay for month to month expenses. The proposed amenity improvement is a capital project which would be subject to the capital reserve that we have. Matt feels those reserves are not sufficient to cover a large amenity improvement therefore requiring either a special assessment or borrowing of some kind to achieve that project. Fred says that's the reason for the cost analysis.

10. New Business/Open Discussion: A question is raised about the trails in terms of maintenance. Asks if we can improve the drainage as most are wet. Fred shares that back in May and June we tested a new material and rolled out 4 tons of recycled concrete mix, essentially raising a section up 6". This has helped greatly. We've identified at least 6 other areas to treat and plan to drop in drainage pipes as well. He adds our goal was to have all trails cleared 10' x 10,' and trim on an annual basis. Having the equestrian center's assistance with this will help defray our costs. Ryan agrees, he'd love to see the trails be a priority for next year.
  
11. Adjournment: Matt motions to adjourn the meeting. Ryan seconds. All in favor. The meeting adjourned at 6:53 pm.