

**Rose Dhu Creek Plantation**  
**Board of Directors Meeting**  
**December 19th, 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:** Matt & Teri Weatherly, Sam Weatherly, Joe Del Tosto, Serenity Burzawa.

1. Call for attendance: Present: Fred Wallace, Todd Guenther, Matt Ramsey, Ryan Stefonick, and David Dumont. Absent: None.
2. Approval of Minutes: Matt motions to approve the November meeting minutes, David seconds the motion, all in favor.
3. Treasurer's Report, Matt Ramsey: November, 2024 Financial Recap  
*As of the end of November, there was \$11,985 in the Operating account at Coastal States Bank, \$24,005 in ARB and builder compliance deposits, and \$101,455 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 11/30/2024, the Accounts Receivable for dues was \$1,252. There is one account that has an overpayment of \$950. In December and as part of the closing on the sale of the property, we received full payment of 2024 dues for the one delinquent member for non-payment of dues. There are other accounts with late fee balances for owners that did not make timely dues payments. We finished November with a negative variance of -\$1,278 and a YTD negative variance of -\$12,866.*

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

4. Budget 2025: Fred states that the budget was completed keeping in mind the small assessment increase for the new year. Fred adds that he wants to take a closer look at the water, electric and telephone service invoices as he feels those expenses are higher than they should be. Ryan noticed that the Hargray revenue share went down, he asks if fewer people are using that service? Fred suggests yes as several homeowners are using Starlink and Verizon Home for their connectivity. Matt adds that we can still consider Spectrum as an alternative to Sparklight, but their fees would be based on their advertised rates at the time, after the fiber infrastructure was added. Ryan supports the increase in budget for trail maintenance. Fred is excited to share that he found a new superior material that will work well to improve trail elevation and drainage. It costs only \$500 per every 18 tons, and they have identified 12 areas of trails to be enhanced. To date, they have tested it on a 150' section, and the results are positive. Fred estimates we need 10 truckloads (18 tons per truck), to get us to the desired 6" thickness.

Matt motions to approve the 2025 Budget. Todd seconds. All in favor.

5. Website Updates, Ryan: Fred opens by saying the website looks great, but a lot of residents still don't know about it. Ryan agrees and it's his goal to make that official announcement very soon. Ryan comments that as of last night, all the pages are finished, he just needs our web designer to implement the final member login and generate passwords for their access. Once this is completed, Ryan will help maintain the website and update it as needed. Matt says Blair does great work, but things often take longer than expected. Todd asks if we need to publish all recorded minutes, or just those of recent years. Matt suggests we review the CCR's to determine if that is specified. Ryan adds that the website is essentially a backup for community information. Hosting that information on the website helps preserve it in case of unforeseen loss elsewhere. Todd asks who will continue to record board meetings after Ryan's term is up. Ryan offers to continue that service as it's very easy and allows for greater transparency for all.
6. ARB Updates, Fred: Fred mentions 35 Rose Dhu Creek Plantation Drive is starting their landscaping and hope to have it completed by the end of January. Another large home is planned for 78 Rose Dhu Creek Plantation Drive as well, similar to the Stefonick Residence. The Papka Residence on Redbud Lane will be breaking ground the 1<sup>st</sup> or 2<sup>nd</sup> week of January also. Todd asked if that string-out was approved. Fred said yes, they did that last week. He adds it's a nice design with several attractive design elevations. Only concern was the color as it is another white home in close proximity to the others. However, due to buffering and the overall aesthetic, we feel it will look nice and complement existing properties. David asks when a plan is approved by the ARB, is there a building timeframe? Fred says the approval expires in 6 months, but once they

get their building permit and break ground, they have 12 months to finish. Extensions are considered if requested by the owner. David asked if this happened to the Hunters, and Fred said yes, they are experiencing some building challenges and trying to find a cost-effective solution.

7. Nominating Committee, Todd: Todd shares we have two excellent candidates so far and their applications have been submitted to the board. A couple more weeks to go before they are due in, but so far only two.
  
8. New Business/Open Discussion: Fred shares that he and Greg Van Zant walked our May River Road frontage and discussed the cleaning and clearing of debris resulting from the last storm. We learned it is the responsibility of the Beaufort County division of SCDOT, and they are working their way this direction to have that strip of road cleaned. Fred adds that Palmetto Bluff is getting a traffic light in February. The board agrees that this new traffic light may help to create a natural gap in traffic and hopefully improve ingress and egress from our gates.

Todd said Marla and the Social Committee are working on the New Years Eve party. Several board members complemented Marla on the fabulous Christmas Party and found it to be a wonderful evening.

9. Adjournment: Ryan motions to adjourn the meeting. Matt seconds. All in favor. The meeting adjourned at 6:38 pm.