*Rose Dhu Creek Plantation POA*
**Board Meeting and Officer Elections Minutes**
**April 17th, 6:00 PM 2025**
**The Gathering Place**

**April Minutes**

The meeting began with the approval of the March minutes and a financial report. Current balances are as follows:

- **Operating Account:** $144,370
- **ARB & Voter Compliance Deposits:** $20,005
- **Capital Account:** $111,521
- **Certificates of Deposit:** $80,031

Annual dues of $236,500 were billed in December. While there was a negative variance of $590 for March, the year-to-date variance remains positive at $3,055.

A motion was approved to transfer **$30,000 from the operating account to the capital reserves**, reflecting increased annual dues and not impacting the operating budget.

**Internet Services:** A proposal from Hargray was discussed, showing potential for a 50% reduction in bills. We plan to invite Grace to the May meeting to present further details. Questions regarding fiber installation and costs will be sent to her in advance.

**Delinquent Payments:** It was noted that several owners have not made dues payments, with nine having paid nothing to date and 12 currently overdue. Outreach to these owners will begin promptly.

**Security:** Due to recent vehicle break-ins, the board approved the installation of **two security cameras at the gate**, focused on monitoring between 1am and 4am. Additionally, we will formally request increased patrols from the Bluffton Police Department.

**Website & Communications:** Updates to the website are underway, including new photos, a photo gallery, member directory, and improved login access. The website will serve as a hub for announcements and updates going forward.

**Document Retention:** The need to update outdated documents and implement a central storage system was discussed. We will begin using a cloud-based platform such as Dropbox to house key community documents and records.

**Action Items**

- Reach out to owners with delinquent dues
- Invite Grace to the May meeting for the internet service presentation
- Email Grace with questions about fiber installation and costs
- Install security cameras at the gate (monitoring 1am–4am)
- Review and update outdated community documents on the website
- Establish a central document repository (Dropbox or similar)