

Rose Dhu Creek Plantation POA

Board Meeting and Officer Elections Minutes

August 21st, 6:00 PM 2025 (and one remote member)

Call to Order

The meeting was called to order at 6:00 PM with full attendance. The June minutes were reviewed and approved unanimously.

Financial Report

The August financials were presented. The operating account balance at Coastal State Bank was \$42,584. Additional balances included \$28,005 in ARB and builder compliance deposits, \$162,508 in the capital account, and \$80,031 in certificates of deposit.

Annual dues of \$236,500 were billed in December, with overdue accounts totaling \$12,018.70. Recent collections amounted to \$8,600, leaving eight owners with outstanding balances.

Sparklight Contract Update

The new Sparklight plan includes a three-year rate lock and a dedicated community representative. New billing codes will be created for residents. Delays in the billing system rollout were noted, and further testing is required before implementation. Equipment upgrades will also be made to improve service quality and reduce packet loss.

Maintenance and Stormwater Updates

Stormwater management continues to be a major concern due to heavy rainfall leading to saturation and flooding. Thanks were extended to Ryan for clearing storm drains during recent storms. The community's drainage system requires ongoing maintenance and improvement.

Participation in a multi-community stormwater committee was discussed, involving Hampton Hall, Barton's Run, and The Farm. The group noted flooding impacts from Tropical Storm Debbie and town restrictions on pre-releasing water from stormwater lagoons. Upstream communities such as Hampton Hall continue to impact local flooding.

Road and Construction Updates

The board discussed ongoing road maintenance, including asphalt repairs and issues caused by heavy rains. Roots on Redbud and Dove Tree were marked for grinding. Construction of three homes has increased wear on roads, with cement mixers damaging pavement. Contractors are providing quotes for needed repairs.

Sinkhole Issue

A sinkhole near a sewer box has consumed five tons of material over the past five years, including one ton of stone that disappeared within three months. Despite inspections, the cause remains unknown. The board agreed to fill the hole with concrete to stabilize the area.

ARB and Nominating Committee Updates

Scott Thomas was approved as the new ARB member effective October 1, replacing Fred Wallace.

The nominating committee proposed reducing board terms from three years to two, with options for one or three years. The nomination submission deadline may be moved up to December 1 to allow more time for board meetings. Feedback is being collected for a long-term infrastructure maintenance plan.

Website and Communications

The board discussed website improvements and the use of Dropbox for document sharing. Plans include future password protection and owner logins. Registration will open for the Christmas event, which will include a wheelchair-accessible division. Dropbox storage account and file management is separate from the website upgrades. We currently only have a 1 user license for this, and there are no plans to incorporate it with RDC website.

Real Estate Updates

House 35 remains expected to close soon. The Nandina property went under contract, and the Nester house has closed.

Closing Remarks and Adjournment

The community was encouraged to remain proactive in addressing drainage and maintenance issues. Reminders were given about timely dues payments and ongoing communication among residents. A motion to adjourn was made and approved.

Action Items

- Follow up on Sparklight rollout: confirm billing codes, resident updates, and equipment upgrades.
- Continue clearing and maintaining storm drains and outflow boxes.
- Coordinate with multi-community stormwater committee on flooding resilience.
- Fill sinkhole with concrete and monitor for changes.
- Obtain and review contractor quotes for asphalt, root grinding, and road maintenance.
- Ensure broken sprinkler is repaired by property owner.
- Implement board nomination deadline adjustment to December 1.
- Open registration for Christmas event with wheelchair division included.

- Finalize website upgrades with Dropbox, password protection, and owner logins.