

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

The meeting confirmed the new officers for 2025: Matt Ramsey (treasurer), Cory Murray (secretary), and Fred Wallace (president). The January 2024 minutes were approved. The February Treasurer's Report showed \$154,730 in the operating account, \$12,005 in ARB deposits, \$111,005 in the capital account, and \$80,031 in CDs. Annual dues of \$236,500 were billed, with a year-to-date positive variance of \$3,023. The board discussed rolling over CDs for another six months and updating website features. ARB updates included new construction plans and maintenance issues. The board also considered internet service provider proposals from Spectrum and Hargray.

**Action Items**

- Resend the internet service provider proposal to the board members.
- Invite Spectrum and Hargray to present their proposals in late April.
- Follow up with the homeowner experiencing maintenance issues in late April.

**Outline**

**Officer Elections and Meeting Attendance**

- Speaker 1 announces the attendance of Matt Ramsey (treasurer), Cory Murray (secretary), Fred Wallace (president), Joe del Tosto, and David Dumont.
- The executive session held prior to the meeting resulted in the election of new officers for the 2025 year: Matt Ramsey (treasurer), Cory Murray (secretary), and Fred Wallace (president).
- Joe del Tosto and David Dumont are designated as the two at-large members.
- Speaker 1 asks if everyone has reviewed the January 2024 minutes and makes a motion to accept them into record, which is seconded and approved.

**Treasurer's Report for February**

- Speaker 2 provides the Treasurer's Report for February, detailing the balance in the operating account, ARB and builder compliance deposits, capital account, and certificates of deposit.
- The 2025 annual dues were billed in mid-December, totaling \$236,500, and are posted as deferred assessments on the balance sheet.
- Finance charges of 1.5% per month are applied to past-due accounts, and statements are emailed or mailed monthly unless the two-payment option is elected.
- The February report shows a negative variance of \$2,941 and a year-to-date positive variance of \$3,023.

**Discussion on Treasurer's Report and CD Rollover**

- Speaker 1 explains that nine paid residents are not reflected in the February report because they paid in March.

- Speaker 1 asks if everyone is okay with rolling over the CDs for another six months to maintain accessibility of funds.
- Speaker 3 inquires about the interest rate for the CDs, and Speaker 1 confirms it is around 4.45%.
- The board agrees to roll over the CDs and discusses the need for new signature cards for Cory Murray.

#### **Website and ARB Updates**

- Speaker 1 mentions updates to the website, including a private side for ownership registration and a link to MLS listings for available properties.
- The website updates are expected to be completed by April 15 and the MLS link by the end of next week.
- Speaker 1 provides ARB updates, mentioning a house about to break ground and other construction plans for the month of May and April.
- Speaker 1 discusses a house at the end of Rose to Creek Plantation Drive, where the owners are getting quotes from builders.

#### **Maintenance and New Business**

- Speaker 3 asks about the maintenance status, and Speaker 1 provides an update on the Worth family, who are dealing with personal issues.
- Speaker 1 mentions new signage for the Worth family and plans to meet with them towards the end of April.
- Speaker 2 brings up the issue of internet service providers, specifically Spectrum and Hargray, and their proposals for providing internet services.
- The board discusses the pros and cons of each provider, including the cost of fiber optic installation and the terms of the agreements.

#### **Final Discussions and Motion to Adjourn**

- Speaker 2 provides details of Hargray's proposal, including a 3% revenue share and tiered pricing for different internet speeds.
- The board discusses the potential benefits and challenges of each provider, including the need for new infrastructure and the cost of implementation.
- Speaker 1 suggests inviting both providers for a final presentation in late April.
- A motion to adjourn the meeting is made and seconded, and the meeting is concluded.