

Rose Dhu Creek Plantation POA
Board Meeting and Officer Elections Minutes
May 15th, 6:00 PM 2025
The Gathering Place

May Minutes

1. Approval of April Minutes & Financial Report

The meeting opened with the approval of April's minutes. A financial report was presented showing:

- Operating Account: \$77,001.14
- ARB & Appliance Deposits: \$12,005
- Capital Account: \$154,005.37
- Certificates of Deposit: \$80,031
- Annual Dues: \$236,500 billed in December; YTD positive variance of \$1,285

The financials were approved unanimously.

2. ARB & Maintenance Updates

Fred's notes (delivered in his absence) included:

- ARB Activity: 2 homes and 5 pools currently under construction
- Maintenance: Storm drainage handled well; ongoing fence installation

3. Community Internet Infrastructure – Presentation by Grace

Overview:

Grace introduced herself as the community relations manager for Park Right, working closely with Spark Light. She explained the HFC (hybrid fiber-coaxial) cabling system currently in use:

- Fiber feeds go to local pedestals, with coaxial cable connecting homes
- System supports current gigabit speeds and is capable of multi-gig upgrades
- Spark Light is investing \$15 million annually into infrastructure

New Equipment – Arrow 6 WiFi Routers:

- Offers better range and seamless coverage
- Residents encouraged to upgrade their routers on a dedicated day
- Option to waive equipment fees by using personal routers, though modems must remain Spark Light's for system updates

Service Quality:

- Grace emphasized the importance of reporting outages
- A new cell tower is coming to help improve mobile signal issues
- Residents encouraged to use Spark Light's support team directly for faster resolution

4. Community Internet Plan Proposal

Plan Overview:

A new internet service plan was proposed, offering significant savings:

- 300 Mbps – \$40/month
- 600 Mbps – \$50/month
- 1 Gbps – \$65/month
- Prices locked for 3 years, with up to a 10% increase possible in years 4 and 5
- Five-year contract term for the plan, but residents can opt in or out at any time

Implementation Timeline:

- Estimated 3-month setup from agreement signing to service launch
- Tentative start date: September 1
- Residents will receive individual emails with plan activation details

Flexibility & Support:

- Residents can switch plans or providers freely
- Promotion not exclusive, but the community may not promote competing providers publicly
- Dedicated contact info will be provided for service issues
- Technicians have a strong local presence and remote diagnostic capabilities

Action Items:

- Schedule a community day for router upgrades
- Follow up with Grace about use of personal modems
- Provide updated community contact info for support issues
- Grace to connect with board for ongoing updates