

Rose Dhu Creek Plantation POA

Board Meeting

December 18th, 6:00 PM 2025

1. Call to Order

The meeting was called to order at 6:00 PM. This meeting represented the final board meeting of the 2025 calendar year.

2. Approval of Prior Minutes

The minutes from the November meeting were reviewed. A motion was made and seconded to approve the minutes as presented. The motion passed unanimously.

3. Financial Report – November

The November financials were presented and reviewed. Account balances included operating funds, reserve and capital accounts, and certificates of deposit. Annual dues for 2025 were billed in mid-December and recorded as deferred assessments to be recognized monthly in 2025.

Accounts receivable totaled \$2,573 as of November 30, 2025. Two owners are on a two-payment plan with balances due by June 30, 2025. Four owners incurred interest and administrative fees for late payment. One two-payment account is under review due to a potential posting discrepancy. Correspondence has been sent to a delinquent owner.

November closed with a small positive monthly variance; however, the year-to-date variance remains negative due to unbudgeted drainage projects. Capitalization of certain expenses was discussed, noting there is no tax benefit due to the association's nonprofit status.

A motion was made and seconded to accept the November financials. The motion passed unanimously.

4. Budget Update

The board confirmed that the annual assessment will remain unchanged following a prior email vote. The budget is being updated to include additional subcategories for Social, Beautification, and a new Amenities Committee to support future planning. Financial report formatting concerns were discussed and will be reviewed with the accountant.

5. Nominating Committee Report

The Nominating Committee reported that two candidates have confirmed interest in serving on the board. Efforts are ongoing to secure a third candidate. The board agreed to limit the ballot to the exact number of open seats to avoid discouraging future participation. Candidate biographies will be included in the January annual meeting mailing.

6. Drainage Project Update

An update was provided on the drainage project planned for the first quarter of 2026. Due to site constraints, a revised design requiring a dogleg pipe configuration is being evaluated. A scale model is being constructed to confirm feasibility. The system will utilize a self-maintaining standpipe design to accommodate increased storm activity and minimize long-term maintenance.

7. Document Management

The use of Dropbox was again recommended as a centralized system for document storage, sharing, and backup.

8. Architectural Review and Covenant Enforcement

The board discussed a significant covenant violation involving unapproved construction, including a retaining wall, fill, and pool installation without permits, engineering, or erosion controls. A cease-and-desist letter was issued, followed by a Town of Bluffton stop-work order.

The homeowner must submit required documentation to the Architectural Review Board and obtain all necessary permits before work may resume. Additional unapproved deviations to the rear elevation of the home were identified. The board emphasized that no

work may continue until all issues are fully resolved and requested immediate notification if unauthorized activity is observed.

9. Adjournment

There being no further business, a motion was made and seconded to adjourn the meeting. The meeting was adjourned following unanimous approval.