

Rose Dhu Creek Plantation POA

Board Meeting

November 20th, 6:00 PM 2025

Call to Order

The meeting was called to order with 4 of 5 members present.

Present: Joe Del Tosto, Cory Murray, Fred Wallace, David Dumont

Absent: Matt Ramsey

Approval of October Minutes

Members confirmed they had reviewed the October minutes sent by Cory. No corrections or changes were requested. Motion to approve passed unanimously.

Financial Update

Current balances include \$23,671 in the operating account, \$20,000 in ARB and builder compliance deposits, \$143,222 in the capital account, and \$81,807 in certificates of deposit. Annual dues totaling \$236,500 will be billed in mid-December and posted as deferred assessments. A 1.5% monthly finance charge applies to past-due accounts. \$30,000 transfer was made from the operating account to the capital account.

Maintenance and Drainage

A drainage issue involving a wetland common area was discussed. The area experienced prolonged flooding, and a proposed solution includes constructing a raised drainage box and installing a larger pipe to direct water into the marsh. Survey work is ongoing and a cost estimate is expected. Other areas remain persistently wet, and multiple root-related pavement issues were identified throughout the community.

Community Events

The Thanksgiving morning 5K currently has approximately 40 participants.

Weather conditions may impact the route. Planning for the Christmas

Extravaganza is ongoing, with an RSVP deadline of November 30. Bartender confirmation is still pending.

Board and Committee Updates

The Nominating Committee reported one confirmed candidate and two potential candidates for board positions, with a goal of finalizing nominees by December 1.

A video is proposed to encourage community involvement. The Beautification Committee is reviewing proposals from landscaping and tree-trimming vendors.

Landscaping and Infrastructure

Tree trimming at the front entrance is planned to improve visibility and airflow. Front entrance landscaping updates and holiday light installation are scheduled. Swales between roads and creeks will be reviewed to determine maintenance needs. Exposed wires and the outdated gate camera system were discussed.

Action Items

- Finalize the wetland drainage plan and cost estimate.
- Mark trees at the front entrance for trimming.
- Review and document swales needing maintenance.
- Identify pavement and root issues and coordinate repairs.
- Evaluate options for upgrading gate security cameras.
- Address gate remote functionality issues.