

Rose Dhu Creek Plantation POA

Board Meeting

January 22nd, 6:00 PM 2026

Attendance

Present: Joe Tel Tosto, Fred Wallace, Cory Murray, Matt Ramsey

Absent: David Dumont (out of town)

Approval of December 2025 Minutes

The Board reviewed the December 2025 meeting minutes as distributed by Cory Murray. No questions or concerns were raised. A motion was made and seconded to approve the minutes. The motion passed unanimously.

December 2025 Financial Report

Matt Ramsey presented the December financials as follows:

Discussion included reporting format consistency due to 501(c)(7) tax classification. Financial presentation will remain consistent with prior formats.

A motion was made and seconded to approve the December financials. The motion passed unanimously.

2026 Budget Discussion

The revised 2026 budget was distributed for review. Board members were asked to review and provide feedback via email.

Water Usage Issue: Investigation revealed one irrigation system was connected to city water instead of the community well, causing elevated water bills. BrightView will meet onsite during the first week of February to map and connect the remaining system to the well. Projected reduction in water expenses from approximately \$420/month to \$90/month.

Telephone Service: Hargray negotiated reduced rates for community service and gates. Gate service reduced to \$29 per month per gate. Telephone service came in \$3,300 under budget for 2025.

Capital Projects Update

Thirteen locations within the community will be repaved. Work is scheduled to begin February 4, 2026, and is expected to take four to five days, weather permitting.

Annual Meeting Update

Annual meeting packets were distributed. With three candidates for three open board seats, the election will be conducted by acclamation. Proxies or attendance are still required to meet quorum. Bethann will manage check-in at the meeting.

Open Discussion

No additional matters were raised.

Adjournment

A motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Action Items

1. Request full-year General Ledger spreadsheet from accounting
2. Coordinate with BrightView to connect irrigation system to well (First week of February)
3. Monitor water bill reduction following irrigation correction
4. Finalize and confirm Hargray contract adjustments
5. Board members to review 2026 revised budget and provide feedback via email
6. Oversee paving project beginning February 4, 2026
7. Prepare for Annual Meeting and ensure quorum through proxies