

Rose Dhu Creek Plantation

2025 Annual Meeting

February 22nd, 2025 – 10:00 AM

Gathering Place

Call to Order 10:00 am by Fred Wallace.

Board Members: Fred Wallace, President; Todd Guenther, Vice-President; Matt Ramsey, Treasurer; Ryan Stefonick, Secretary; David Dumont.

Call for attendance: Present: Fred Wallace, Todd Guenther, Matt Ramsey, Ryan Stefonick, and David Dumont. Absent: None.

Approval of Minutes: Ryan motions to approve the 2024 Annual Meeting Minutes. All in favor. (Vote taken after meeting via email)

1. Opening Remarks

Fred welcomes property owners in attendance, requesting that questions be held until Open Discussion. Fred shares our 2024 recap, and goals for 2025.

2024 Recap - Key Accomplishments:

- Gathering Place refresh/upgrades completed at low cost; community thanked Teri Weatherly and others for new ideas and efficient execution.
- Ongoing cleanup along May River Road/Highway 46 frontage; planning began to clean/maintain Old Miller Road right-of-way.
- Old Miller Road: identified multiple dead/problem trees in the right-of-way; some trees press on power lines/transformers and contribute to brownouts. Dominion expected to cover removal of ~10 trees; remaining tree work and ongoing maintenance planned.
- Miller Pond upgrades: pathway improvements completed; golf cart parking improved to reduce erosion; base installed for a future pergola/seating/landscaped area.

2025 Plans and Priorities

Trails:

- Continue widening and maintaining trails; remove larger roots where feasible without damaging trees. This trail maintenance encourages usage and helps keep snakes off trails.
- Test a new smaller, pervious trail material in a wet area (~100 feet) to raise trail level and reduce puddles while allowing water flow-through.

Gathering Place Bathrooms:

- Bathrooms repainted, new artwork; new toilets and fixtures installed (completed within the prior week).

Highway 46 Underbrushing / Fence Line:

- Continue underbrushing/clearing along Highway 46 and maintain fence line toward Rose Dhu Creek bridge.

Miller Pond Landscaping and Irrigation:

- Irrigation installed approximately three weeks prior; additional landscaping planned for 2025.

Stormwater/Drainage:

- Following Tropical Storm Debby (reported ~15+ inches of rain) and flooding in nearby communities, Rose Dhu Creek participated in joint stormwater meetings with the Town of Bluffton and neighboring communities.
- Plan to upgrade the community stormwater system in 2025 based on lessons learned and identified weak points.

Board, Volunteers, and Committee Updates, Fred:

- Board members rotating off: Todd Guenther and Ryan Stefonick were recognized and thanked for service and contributions (security coordination, website development, meeting recordings, secretary duties, and community 5K).
- Marla Guenther recognized for organizing popular community events; request made for additional volunteers for event setup/decor.
- Teri Weatherly recognized for beautification/landscape improvements.
- Greg Van Zandt recognized for maintenance/stormwater input.

- Amenities Committee (Laura and Kurt Jacobi) recognized for leading resident survey and conceptual planning for the community-owned lot.
- 2025 Nominating Committee named: Todd Guenther, Ryan Stefonick, Art Carapola (Chair), Theresa Lister, and Laura Jacobi.

ARB Update (Construction Activity), Fred:

- Two new builds noted: one at Sweetgrass & Rose Dhu Creek Plantation Drive; one on/near Red Bud Lane expected to begin within ~3 weeks.
- Three major remodels underway; one additional house plan expected to submit to ARB within ~3 weeks.
- Projected remaining lots after current new builds complete: approximately five.

2. 2024 Financial Report

Reported by Matt Ramsey (as of end of December):

As of the end of December, there was \$307 in the Operating account at Coastal States Bank, \$24,005 in ARB and builder compliance deposits, and \$103,972 in the Capital account and \$79,847 in Certificates of Deposit.

The 2025 Annual dues were billed in mid-December for a total of \$236,500 which are posted to deferred assessments on the balance sheet. The annual dues will be recognized as income in 2025 at the monthly rate for \$19,708. Finance charges (1.5%/mo) are and have been applied to past due accounts when applicable. Statements will be emailed or mailed each month to all members with balances unless they elected the two-pay option in which the 2nd installments were due on/before 06/30/25.

At month-end 12/31/2024, the Accounts Receivable for dues was \$235,612. At the end of December, there are two accounts with late fee balances for owners that did not make timely dues payments in 2024.

We finished December with a negative variance of \$4,200 and a YTD positive variance of \$16,900.

3. Website Redesign and Member Portal

Ryan Stefonick demonstrates new community website.

- New public-facing website rebuilt from scratch with updated professional photos/video and improved mobile usability. Great first impression targeting those interested in a unique way of life here in the Lowcountry.
- Site includes sections for amenities, FAQ, governing documents, links, gallery, and real estate listings.
- Member login/back-end described as “coming soon” with planned features: amenity reservation requests, calendar/events, HOA minutes and recorded meeting videos, directory (opt-in), announcements, and committee/board contacts.

4 & 5. Candidate Introduction & Quorum Validation

Fred confirms quorum was reached and introduces the new board members.

- Cory Murray is currently out of town, but welcomed to the board.
- Joe DelTosto was present and introduced. Joe speaks and shares his desire and excitement to serve.

Fred thanks Beth Ann, our community accountant, for her assistance with the vote.

6. Open Discussion - Key Topics and Responses

DOT / Road Projects

- Road work near Palmetto Bluff: pre-engineering noted; DOT requiring longer turn lanes; funding responsibility under discussion; earliest start mentioned as September (tentative).
- Old Miller Road right-turn lane: not included during repaving due to drainage/culvert issues; noted as a potential congestion relief measure.
- Old Miller Road extension/through-traffic: described as unlikely due to easement ownership and concerns about increased through traffic on a small road.

Amenities Lot Concept (Community-Owned Lot)

- Conceptual only; phased planning intended to scale to current demographics and full build-out (~108 homes).

- Goal to avoid excessive debt/special assessments; example concept discussed: multi-sport court (volleyball/basketball/pickleball).
- Tree impacts: remove scrub/sweet gum; preserve and improve live oaks via pruning/vine removal; cost analysis to be shared in community meetings before any construction.

Internet Service / Provider Options

- Spectrum explored: engineering/fiber possible, but long-term exclusive-style agreement and limited early revenue sharing; no guaranteed promotional pricing; rates could be higher than current.
- Residents noted individual billing/promo negotiations and provider policy changes.
- Starlink mentioned as a possible alternative/supplement; at least one neighbor reported good performance.

Miller Pond (Debris, Stocking, Safety)

- Debris traced to a drainage ditch connecting from Hampton Lake area into Miller Pond; trash deposited along shoreline after waters receded.
- Fish restock scheduled for the first week of April; lagoons are connected via underground piping, allowing fish movement between water bodies.
- Alligator caution raised; reminder to keep children back from the pond edge.

Community Standards / “Gate-to-Gate” Guidelines

- Guidelines being refined; intended to be common-sense and supported by governing documents, not intrusive.
- Rollout targeted after seating the new board (goal referenced as April).

Standing Water / Drainage Behind Homes (Trail/Fence Areas)

- Resident reported prolonged standing water after Debby and mosquito issues behind homes near Derby Court.
- Board discussed regional stormwater connectivity among neighboring communities and committed to inspect the area/crossings and evaluate mitigation.

High Tides + Heavy Rain Events

- Discussion noted that high tides limit drainage capacity; increased frequency/intensity of rain events described.
- Plan includes stormwater upsizing and targeted review for affected properties where feasible.

Misc

- Residents thanked Fred Wallace for his time, service and dedication; efforts that helped transform Rose Dhu Creek Plantation into the beautiful community that we now have. Round of applause was given.
- Social committee requested volunteers for event setup and decorating.

7. Adjournment

Ryan motions to adjourn the annual meeting. Matt seconds. All in favor. The meeting adjourned at 11:05 am.