

Rose Dhu Creek POA

Board Meeting Minutes

Date: Wednesday February 25th, 6:00 PM

Location: Rose Dhu Creek POA Meeting Place

1. Call to Order

The meeting was convened following the Annual Meeting for the purpose of organizing the newly elected Board and conducting transitional business.

2. Board Member Introductions

The following board members were present and introduced themselves:

- Joe Del Tosto – Previously served as an At-Large Member during the past year.
- Cory Murray – Serving as Secretary. resident for approximately 1.5 years.
- Theresa Lister– Resident of 76 Rose Dhu new to the board with 28 years of financial experience.
- Pratt Reed 6 Sweetgrass lane.
- Alex Haynes – Resident of 58 Rose Dhu.

3. Election of Officers

Discussion was held regarding officer roles for the upcoming term. The following slate was proposed:

- President: Joe Del Tosto
- Secretary: Cory Murray
- Treasurer: Theresa Lister

A motion was made to approve the slate of officers as listed above. The motion was seconded and approved unanimously.

4. Committees Overview and Liaison Discussion

The Board reviewed the existing five committees:

- Maintenance
- Amenities
- Architectural Review Board (ARB)
- Social
- Beautification

Discussion included the need for Board liaisons to each committee as required by the covenants. It was noted that prior leadership had significant involvement across multiple committees.

Preliminary liaison considerations discussed:

- Joe – Maintenance Committee (currently working with Greg Van Zandt).
- Theresa – Social Committee.
- Cory – Beautification Committee.
- Alex – ARB (to coordinate with Mary).
- Amenities – To be reviewed; potential restructuring or long-term planning focus.

Board members agreed to reach out to committee chairs prior to the next meeting to gather updates and better understand ongoing projects.

5. Maintenance and Capital Planning

The Board discussed the importance of documenting neighborhood assets and ongoing maintenance needs. Items mentioned included drainage systems, stormwater washouts, door repairs, roof replacement planning, and infrastructure upkeep.

A capital reserve study was referenced, and the Board acknowledged the need to locate and review the study, as well as ensure appropriate reserve funding is reflected in the budget.

It was emphasized that recurring but non-annual maintenance tasks should be documented and placed on a calendar to prevent reliance on informal knowledge.

6. Documentation and Records

The Board discussed the use of a shared Dropbox account to store governing documents and records. Cory agreed to upload prior meeting minutes (January Board Meeting and Annual Meeting) for Board access.

It was noted that signature cards at the bank will need to be updated to reflect the new officers.

7. Community Communication

The Board discussed improving community communication, including the possibility of sending an email announcement introducing the new officers.

Facebook and the community website are currently used; however, not all residents utilize those platforms. The Board will explore confirming whether a functioning community-wide email list exists.

The importance of establishing official emergency contact information with the Town of Bluffton and emergency services was also noted.

8. Upcoming Meetings

Board meetings are scheduled on the third Thursday of each month, as reflected on the community calendar. There is no meeting in July.

Committee updates will be added to the March meeting agenda to ensure proper Board awareness.

9. Adjournment

A motion was made and approved to adjourn the meeting.