

**Plantations Two HOA – May 14, 2020 – VIRTUAL Meeting Minutes**

**Attendance:**

**Board Members:**

Aliza Robin, President  
Susan Hatter, Vice President  
Jennifer Wrona, Treasurer  
Sara Lowe, Secretary  
Cheryl Yost  
Drew Lowe  
Daniel Thorpe  
Peter Riley

**Community Members (Homeowners & Guests):**

Joe Crossan  
Ron Brannan  
Lauren English & John Stuart  
Cathy & Joe Iosue  
Scott & Erin D’Vileskis  
Blake & Ashley Wise  
Jennifer Iosue-Jagtirni  
Ron Bridge  
Jennifer Zaranis  
John Schlee  
Matt Johnson  
Dave Tabor  
Doug Verdin  
Peter Zabriski  
Jason & Angela Moore  
Rose Tomlinson

**Agenda:**

- Approve February 6, 2020 & March 12, 2020 meeting minutes
- General Community Update
- Solar Panel Update
- Committee Updates
- Community Maintenance
- Little Library

**Minutes:**

- Motion made to approve the February 6, 2012 and March 12, 2020 meeting minutes as presented to the board via email; motion seconded; motion carried.

**General Community Update:** Aliza Robin addressed --

- The fact that **due to the COVID 19 pandemic** the board made the decision to follow state and county guidelines for closures which included the playground, tennis courts, hockey court and basketball court until further notice.
- **Future HOA Board Meeting:**
  - Until the stay-at-home order is lifted the HOA will continue to hold **Virtual HOA Board meetings.**
  - Discussed the fact that once the pandemic is over meetings would be required, per our by-laws, to go back to open public meetings.
  - Discussed using electronic platforms for meetings going forward and other possible electronic forms of communication within the community.
  - Discussed the possibility of having our usual in-person meetings with the addition of also having the meeting online.
  - Aliza and Ashley Wise agreed to form a Tech Committee to research different electronic forms for HOA communications, automated online forms, etc.

**Pool:**

- **General Information:**
  - Aliza announced the pool will not be opening Memorial Day Weekend.
  - Awaiting State and County decisions regarding pool openings and detailed guidelines, restrictions and requirements regarding how pools (when and if opened) will be operated.

- The Pool Committee continues to keep in constant communication with our pool management contractor, Jeff Popera, Georgetown Aquatics for up-to-date information on pool openings and possible requirements.
- Pool Committee announced that they will have a meeting on May 18, 2020 to discuss how to handle existing and possible pool issues as information is provided by the State, County & Pool Management Company. Such as –
  - Communications to the community members and Outside Pool Members (OPM).
  - Preparing for opening the pool.
  - OPM fees and dues.
- **Pool Repairs Update:**
  - Repairs and replacement of broken sections of the concrete pool deck have been completed.
  - Repairs to broken sections of concrete sidewalks into the pool and around the pool parking lot have been completed.
  - Pool deck replacement crack caulking and replacement of old caulking is still pending.

**Solar Panel Updates:**

- Aliza held a discussion regarding current research on the possible use of solar panels on the community Pool House to help offset the electrical costs involved in running and maintaining the pool house and pool equipment.
- It was noted that the pool house can only have a commercial installation with different specifications and parameters than the typical residential installations.
- Other items such as (1) Solar United Neighbors co-op membership, (2) suggested number of solar panels, (3) type of solar panels, (4) contractors, etc. were discussed by board members and community attendees.
- Scott D’Vileskis volunteered to work with Aliza on review of the potential contractors and project bids.

**ACC:**

- Cheryl Yost reported that since the March meeting she:
  - Completed 4 Resale Certificate and 2 Revised Resale Certificates.
  - Processed 5 Home Improvement Requests and 4 new requests in progress.

**Grounds:** Cheryl reported on various projects/repair:

- **Tennis Court Update** -- The cracks have been verified as a warranty defect and the repair will be scheduled once the weather and ground temperatures are warm enough to use the special tennis court crack sealer and surface coating.
- **Upcoming Phase 2 Townhouse Parking Repairs** – The upcoming townhouse parking repair schedules have been completed (weather dependent) for the end of the May and beginning of June. She reported that the details are forth coming and will be sent to the townhouse owners, residents, and tenants.
- **Townhouse Resident Parking Signs** – Still working on verifying county approved language required for residential parking only signs with the possibility of towing violators.
- **Missing No Parking Signs** – Contacted 311 and completed required online ticket requesting the replacement of 3 missing no parking signs on Melrose Square. The signs are scheduled to be replaced sometime in July.

- **Potholes on County Streets** – Opened 5 Pothole Service Requests for some of the potholes around the community on the county streets. Three of the potholes reported have been repaired and the other two should be completed within a couple days.

**Little Library:**

- Aliza presented to the Board the possibility of creating a Little Library for the community. She reported that plans for the construction are on line and she was working on finding a volunteer to build and install the Little Library which would probably only be \$100.00-\$200.00 for materials plus the required \$40.00 registration fee.
- Discussion was open to the floor –
  - Concerns voiced regarding the usage of the library after the pandemic is over.
  - Concerns that individuals might put non-age appropriate materials in the library.
  - Discussed possibilities of location for installing the library which included near the pool house or under the over-hang of the pool house for protection from the weather.
  - Motion was made to use \$250.00 from the social budget to cover the cost of construction, installation and registration of the Little Library; motion seconded; motion carried.

**Open Discussions and Suggestions from the Floor included:**

- Issue with bicycles left on the common area.
- Issues with dirt bikes on common area behind Melrose Square and in the park areas – if identified the board will take action to notify the parents of the violation.
- Removal or trimming of trees in the common areas – surveyed and budgeted yearly.
- Path repairs and replacement on the Pool side of the community – quote received which needs to be updated and discussed at the budget meeting
- Construct a Dog Park in the common area – discussed pros and cons.
- Covered Wooden Shade/Picnic style structure on the common area.
- Solar Panel Shade Structure over the pool deck instead of on the roof – discussed complications and costs of installation.
- Why are pools not allowed in residential yards, is it because of the community pool? – No it is not because of the community pool. It is because of county codes related to pools on private property; one of which requires a 5 foot secured & locked fence which cannot easily be climbed, etc. AND our covenants only allow 42” high split rail fences which do not qualify under county code restrictions.
- How can we change rules about fences, swimming pools, etc.? – Any requirement in the Declaration of Covenants, Conditions and Restrictions can only be changed by a formal approved Resolution. A resolution must be signed by not less than 75% of the lot owners (1 vote per lot) and the approved written consent by the Maryland-National Capital Park and Planning Commission.
- Can we dissolve the HOA? Yes, but NO. Dissolving an Association is typically not done since the community would be given over to the county and then be controlled and run by another organization. We then mentioned that the details are contained in our by-laws.
- Residents voiced concerns about the board turning the common areas into meadow lands or Rainscapes.

**Upcoming Meeting Dates** *(subject to change):*

June 11, 2020 *(Virtual Zoom Meeting, info to be provided.)*