

## Plantations Two HOA – September 12, 2019 – Meeting Minutes

### Attendance:

<u>Board Members</u>		<u>Guests</u>
Aliza Robin, President	Cheryl Yost	Doug Verdin
Susan Hatter, Vice President	Drew Lowe	Karen Ambrose
Jennifer Wrona, Treasurer	Austin Wolner	
Sara Lowe, Secretary	Peter Riley	
Daniel Thorpe		

### Agenda:

- Approve July 2019 Minutes
- Repair of Pool Sign
- Pool Surface Concrete & front sidewalk repairs
- Committee Reports/Updates
  - Grounds Committee – Townhouse Parking Spaces, Dog Waste Stations
  - Grounds Subcommittees – County Storm Drain Repair, Remaining Storm Drain/Erosion Repairs, Pool Deck & Sidewalk Repairs, Pool Parking Lot Repair, RainScapes or Meadows
  - Pool Committee – Sign Repair, New Roof Project, End of Season Chair Report, Dog Swim, New Committee Chair
  - ACC Committee – CCOC Intervention, Improvement Request Issue, Abandoned Car, Parking Issues

### Minutes:

Motion made to approve July 13, 2019 minutes, motion seconded; motion carried.

### General:

- Capital Reserve Study Review: Austin discussed his review of the existing Capital Reserve Study and potential for a new study and/or changes. Requested holding two special meetings to work on the Capital Reserve Review (November and May). The first meeting was scheduled for November 12.

### Grounds Committee:

- Rainscapes and/or Meadows: Aliza Robin and John Schlee are researching possibilities through county and state programs to create rainscapes and/or meadows within the community common areas. Further information will be forthcoming.
- Erosion and Storm Drain Issues: Doug Verdin reported--
  - Storm Drain (below play courts) which was incorrectly repaired by the County has been completed. However, this drainage/erosion area has affected an erosion issue on the other side of the path and under the path concrete bridge area.
  - Erosion Area corrected last spring has created a new erosion issue due to the rerouting of a small drain pipe discovered running into the drainage area below the swimming pool. The drainage pipe was causing the standing water behind the Melrose Square townhomes and the contractor extended the pipe under the erosion drainage area.
  - The two drainage/erosion issues above will be targeted for repair this coming spring.

- The remaining/largest erosion issue has not been addressed. We have contacted different County officials and have not received any county input regarding this problem. We need to determine how or when we will be able to afford to address this erosion issue created by the county's original design of the drainage system.
- Pool Parking Lot Repairs: Doug reported on quotes for repairing and restriping the pool parking--
  - Total Asphalt Maintenance, LLC quoted \$12,030.00 for deep patch repair of approximately 110 sq. yards, filling large cracks over ¼" in width, seal coating approximately 2,850 sq. yards, and re-striping parking spaces using existing layout.
  - ABViers reviewed the parking lot project and informed Doug that the job was too small and they were not interested in bidding.
  - Doug will work on getting additional quotes for this project.
- Pool Deck & Pool Area Sidewalk Repairs:
  - Doug meet with Hubert Horne regarding concrete repairs for the pool deck and pool area sidewalks. Prices were based on the attached area diagram.
    - Areas that should be done are #1, 2, 3, 5 and 9. Areas 6, 7, and 8 need to be done but could wait if absolutely necessary. Area 4 does not need to be done at this time. There is \$35,000 allotted in the capital reserve budget for pool deck and pool sidewalk repairs.
    - It was suggested that the pool parking lot pavement repairs repair and seal coating should be done before repairing the sidewalks...
      - Additionally, issues to accomplish the concrete repairs include (1) hiring an electrician to do the required rebar bonding and inspection on the pool decking; (2) acquire proper county permits; and (3) be aware (since we do not have pool construction drawings) that there could be electrical or plumbing issues under decking area which might have to work around and/or could be damaged during the repairs
  - Drew Lowe will take the lead on contact other potential contractors to receive 2 more quotes for the pool concrete repairs before the next meeting.
- County Dog Waste Station Program Update:
  - Dan confirmed he has been communicating with the county and has confirmed hawse have been approval for a property for the assessment for participating in the free dog waste stations.
  - The county may be able to start in the review in mid-winter.
  - Maximum number of stations the county allows is seven (7). Dan estimated that 5-7 stations would be appropriate for our neighborhood.
  - A few homeowners have stated their willingness to volunteer to pick up and replace the bags weekly to help with the waste station program. Average cost for communities with waste stations is approximately \$15/can/week/pickup.
- Townhouse Parking Spaces:
  - Discussed the fact that two White Pillar Terrace townhomes have two (instead of one) assigned parking space. The HOA will contact the townhome owners regarding this issue.
  - Discussed the handicap assigned parking space on White Pillar Terrace and weather it can/should be removed?
- Email to the Board regarding a tree behind White Pillar Terrace townhome which is overhanging the fence. A standard email informing residents that they are permitted to trim the portion of the tree overhanging their property line, as long trimming does not damage/endanger the tree.

## ACC:

- Completed 3 new resale certificates, 4 revised certificates (3 for the same house), and 4 improvement requests (1 request needs to be discussed).
- Discussed Improvement Request regarding non-compliant color combinations for a new shed. Board consensus was to approve the requested shed colors with a modification that the shed doors must be black instead of the requested white.
- Received 1 complaint from a homeowner regarding a neighbor's possible ACC violations, house was inspected, no violations found.
- Discussed an Office of Common Ownership Communities (CCOC) intervention in regards to a resale certificate. Aliza Robin and Cheryl Yost participated in conference call with the CCOC due to a homeowner's complaint about their resale certificate violations. Aliza and Cheryl explained the details of the issue, stated they agreed to revise the certificate, and included all documentation in the ACC file for the home in question.
- The Board has received an inquiry regarding changing our current single family home bylaws and guidelines regarding fences. Changing our bylaws requires a 75% approval vote of homeowners to the change and an approval by Park and Planning.
- A car was tagged as abandoned, approved by the county to tow, tagged to be towed, and is scheduled to be towed tomorrow (October 13).
- Boat and trailer (with an electrical cord across the sidewalk and common area) is parked illegally on Rolling Fork Way. The police have been contacted multiple times but have not responded to our calls. We will continue try to keep reaching out to the county.

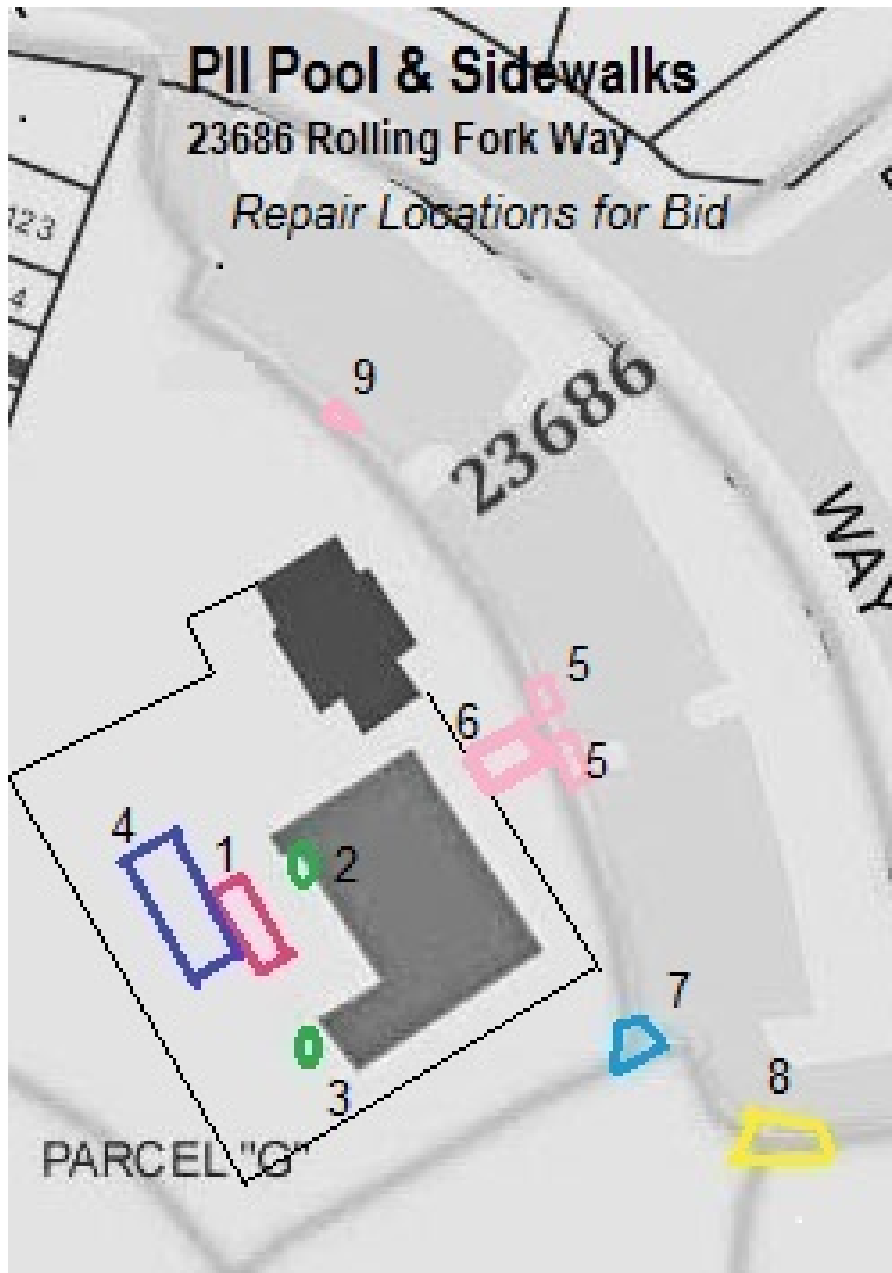
## Pool Committee:

- Pool Sign: The sign will be picked up this week to start the repair.
- Pool Roof: Insurance inspection scheduled for Sept. 18. After insurance approval installation of the new shingles can begin and requires payment of the \$500 deductible (a Capital Reserve cost).
  - **Motion** made to pay the \$500 deductible; motion seconded; motion carried.
  - After the roof is replaced, Dan and Aliza will start looking into solar panels.
- Kristy Burrow's Pool Close-Out Review (submitted via email):
  - End of September the 2019 pool season the computer and equipment will be handed off to Lynn Patton and Kristy will submit any remaining receipts/invoices.
  - There will be no furniture restrapping needed this year.
  - Pool house is closed and winterized. Georgetown Aquatics still needs to take down the Sunbrella cover.
  - Invoice for welding of the slide stairs not yet received, but will go directly to Lynn or Jennifer Wrona.
  - Will need to purchase 4 umbrellas from Hayneedle before next season. Should start the season with two spares.
  - The Woodfield PTA has not paid for their party since Georgetown has not provided them an invoice. Georgetown and the PTA (Martha King) will handle.
  - There are no plumbing or electrical pool house repairs needed. Kristy recommends power washing the bathroom and office floors in the spring.

- New Pool Committee Chair:
  - Kristy provided a list and timeline of pool duties and thoughts on dividing up the responsibilities (the detailed list has been given to the pool committee members).
  - The Board will confirm whether there are any duties or responsibilities done by Kristy as the Pool Committee chair that *should be done* by Georgetown Aquatics.-
  - Aliza will work on preparing an ad seeking an available candidate interested in the position.
  - Aliza and Sara Lowe will prepare a pool welcome packet that can be sent to new pool members which will include FAQs and can also be added to our Homeowners' Resale Package.
  - Discussed possibility of removing detailed computer work and pool tours (offer a virtual tour and/or open houses) from the Committee chair's responsibility.-
- Dog swim went well with good attendance.
- Movie night was well attended.
- Outside Pool membership fees will be increasing to \$375.00 a season in 2020.

**Upcoming Meetings** (*subject to change*):

October 10, 2019	November 14, 2019	December 2019 (no meeting)	January 9, 2020
February 6, 2020	March 12, 2020	April 16, 2020 (Annual Meeting)	
May 14, 2020	June 11, 2020 (location TBD)		



- 1 - concrete decking section, patched multiple times, continuing to break and crack.
- 2 & #3 - two small areas with small portion of concrete missing creating holes in decking, poses a safety hazard.
- 4 - large section of decking developing hair-line cracks, currently stable, not a priority at this time.
- 5 - two areas of sidewalk heaved up creating a tripping hazard.
- 6 - entrance into pool at gate, used as truck access ramp, area is crushed and broken from deliveries.
- 7 - sidewalk area and curb and gutter broken due to use as truck/equipment entrance to common area.
- 8 - crushed curb, gutter and broken sidewalk area leading toward the tot lot; used as a truck/equipment entrance to the common area. This area should be re-done with a new curb, gutter and ramp style entry sidewalk to accommodate truck traffic into the common areas.
- 9 - small missing section of concrete from sidewalk in front of handicap parking bays; poses a safety hazard.