

Plantations II HOA -- April 12, 2018

Annual Meeting Minutes

Attendance:

Board Members:

John Schlee, President
Susan Hatter, Vice President
Jennifer Wrona, Treasurer
Cheryl Yost
Drew Lowe
Dan Thorpe

Other Community Members:

Doug Verdin
Michael DeMesquita
Austin Wolner
Terie Schlee
Judy Stephenson
Nadia Whitt
Kristy Burrows
John Ford

General Business:

John Schlee opened the Annual Meeting.

- John explained the purpose and process of the Annual Meeting.
- He inquired if there were any issues that the attendees wished to discuss. No one had any specific issues related to the Annual Meeting to discuss.
- **Minutes:** Motion made to approve the 2017 annual meeting minutes as submitted, motion seconded, motion carried.
- John stated that there were no proposed changes to our By Laws or Covenants to be discussed or voted on for the coming year.

Accomplishments and Activities:

John reviewed some of the board's accomplishments and activities for the past year:

1. General

- Held open monthly meetings.
- Prepared, published, received comments, and approved the December 2017 through November 2018 Budget.
- Held the annual meeting and election of board members.
- Elected officers from among the slate of board members.
- Hosted the Boy Scouts mulch and Christmas tree sales.

2. Pool

- Successful pool season with a good number of new outside memberships.
- Hosted the 5th grade Woodfield Elementary graduation party.
- The new Pool Committee Chair and new committee members were active in:
 - developing a new transitional member sign-in procedure
 - reviewing and updating the pool rules and outside membership policies
 - making regular routine inspections of the pool during the season
 - coordinating with the swim team

- coordinating with the pool management contractor to handle day-to-day operational issues/problems and identifying possible issues and repairs for the next pool season, and
- continuing work on developing a new automated process for sign in procedures, and better processes for day-to-day pool coordination.

3. Social Committee sponsored:

- 2nd Earth Day Community shred
- Community yard sale
- Annual Pool Events included Kids Night, Movie Night, and the Dog Swim
- December Holiday Celebration with DVFD, Santa and Frosty the Snow Man.

4. Grounds Committee & Miscellaneous Sub-Committees

- HOA responsible for sidewalks being cleared of a large number of ice incidents.
- Continuing to work with the county to receive trees from the county's community free tree program.
- Installed Dog Waste signage on common grounds.
- **Tennis Courts** -- Reviewed tennis courts repair/resurfacing issues with potential contractors. Final bid determination is in process with hopes of starting and completing the repairs this spring.
- **Path Replacement Sub-Committee** -- Reviewed our community Path issues with the county; conducted an initial review of the paths with potential contractors, created 1st draft of RFP and currently refining RFP to start bid process for Phase 1 of our Path replacement project.
- **Erosion Control Sub-Committee**
 - Finalized 2nd Erosion Project (Areas 1-3).
 - Reviewed and received quote from contractor (December 2017) for the 3rd Erosion Project (Area 7, behind White Pillar Terrace running toward pond). Project contracted, work started in March 2018 and final completion of project done the week of April 2, 2018.

5. County Waste Management Pond Retrofit -- Major portion of project was completed in October 2017 which included a walk through with the Erosion Control Sub-Committee Chair. County reported that there would still be some cleanup work and possible repairs in the spring of 2018 before the final completion of the project.

6. Architectural Control Committee

- Refined the Presale home inspection process. Completed 25 Resale Certificates and 11 Revised Inspections from March 2017 through April 2018.
- Completed 25 ACC Approval requests and actively responded to homeowners requests for information.
- Reviewed and addressed miscellaneous violation issues.

7. Worked on refining our parking issue processes and towing process related to HOA community property.

- **Capital Reserve Fund**
- Spent \$55,813.00 on capital repairs the past year.

- At the end of the budget cycle a total of \$77,929.00 was put back into the Capital Reserve fund (*including the \$55,813.00 spent plus an additional \$22,116.00*). This was \$25,462.00 more than the projected budget amount of \$52,503.

Elections of Board Members:

- John requested that Jennifer Wrona conduct the election process since he is up for re-election.
- Current board member nominations included John Schlee and Cheryl Yost each for new 3-year terms to the Board of Directors.
- Nominees were called from the floor. Austin Wolner volunteered to be nominated for a 2-year term vacancy.
- Nominations were Closed.
- Motion made to waive secret ballot election. Motion seconded. Motion passed unanimously.
- John Schlee and Cheryl Yost were re-elected to the board; plus Austin Wolner was elected to the board by a vote of 5 community members, 6 board members, and 119 proxies.
- Election of Board of Directors Officers will be held at the next HOA Board meeting.

Adjourn annual meeting.