

Plantation Oaks Homeowners Association, Inc
Board of Directors Meeting
November 13, 2017

APPROVED MINUTES

Roll Call:

Mike Joannides, Director/President
Sheree Hill, Director/Vice President
Heather Kicklighter, Director/Treasurer
Jan Shirley, Director/Secretary
Kathi Taylor, Director

A quorum of directors was established. Dennis Collins, Karen Collins and Betty Grissinger were present from Management. There were numerous owners present.

Call to Order – The meeting was held in the Plantation Oaks Clubhouse and called to order by President, Mike Joannides at 6:34 pm.

Confirmation of Proper Notification of Agenda – Mike Joannides advised that the agenda was posted in the clubhouse and the bulletin board by the mailboxes on November 10, 2017.

Adoption of the minutes from October 17, 2017 – A motion to adopt the minutes for October 17, 2017, was made, seconded, and unanimously carried.

Owner Comments on 2018 Budget – Mike Joannides opened the floor for owner comments and questions only relating to the 2018 Budget. The board expressed this meeting is for the owners to go into as much detail as needed to understand the new budget. Questions were answered by the board and property management.

Debra Bell (2310SAV) asked why did the board go with a higher lawn service proposal. Dennis Collins explained there were multiple bids and Donaldson was the in between bid. The board wanted a change from Paradise lawncare to a local and knowledgeable company. Another owner stated that Donaldson's Lawn Service are doing an outstanding job and that the board hit it out of the park when signing on Donaldson.

James Wandless (2080SAV) asked to get a copy of Plantation Oaks HOA documents, Bylaws, Rules and Regulations. Mr. Wandless should have gotten all HOA documents at his closing, Management can provide a CD of the HOA documents to Mr. Wandless.

Shannon Welker (367MAS) asked if there is an itemized detail report of the carryover from 2017. Mr. Welker asked when will the accounts run out of money if the association continues every year to spend more than it collects. Dennis Collins explained each year the association drafts a budget to cover expenses, since 2017 will have a carryover, the monthly assessments stay the same for 2018.

Darlene Garcia (198MAC) asked if the previous board of directors bought and re-sold foreclosed homes. Mike Joannides answered that neither the previous, nor present board buys foreclosed homes. On foreclosed homes, the banks only pay 1 year of assessments or 1% of the mortgage balance whichever is less.

David Hale (376MAS) asked the board to keep to just the necessities and not borrow money for unnecessary expenditures. Mike Joannides explained the association is not borrowing money; instead they are using the carryover of unspent money from 2017. Everyone's needs and wants are different. The board has monthly meetings and uses NextDoor polls to see what the majority needs wants. Mr. Hale continued to ask about the asphalt increase expenses within the next fifteen years. Mr. Joannides mentioned one of the things the association is required by Florida statutes is to have a reserve study done every five years to evaluate the cost for capital expenses.

Pam Herald (687PT) asked about the increase with landscaping, maintenance person, property management and electric/pool heater. Mike Joannides and Dennis Collins both commented. The common areas need new landscaping around the completion of rocking chair gate and new homes. Maintenance person consolidates multiple expenses into just one expense; this also includes insurance and workman's comp. Property management has greatly expanded their roll than previous management. Electric currently runs about \$1200 a month; the new pool heater is included in the budget.

Daryl Davis (706MAS) asked about getting an 2nd armed security guard or a neighborhood watch program. Mike Joannides mentioned having an armed security guards or neighborhood watch jeopardizes Plantation Oaks insurance policy.

Simon Craddock (506MAS) asked about the repairs on the down fence panels on a property by the rocking chair gate. Avtec Homes repairs their own fencing not the association.

Patrick Bell (649MAC) asked if iron security fencing could be placed in front of the reserves where owners refuse to get fencing. Mr. Bell would also like the sinkhole in behind his home repaired. The association is restricted from removing vegetation and building onto the St Johns reserve area. Management will look into the sinkhole behind Mr. Bell's home.

Gary Lighten (2050SAV) mentioned the preserve area is run by St. Johns Water Management District. Nothing can be removed from the preserve except a fallen tree or the St Johns WMD will assess fines.

Mike Joannides asked if anyone had any more questions or comments regarding the 2018 Budget. Management noted that anyone can email a request for a copy of the financial reports or call our office if you want to schedule a thirty-minute discussion meeting. There was no further discussion.

2018 Budget Adoption – A motion was made, seconded, and unanimously carried to adopt the 2018 Budget as presented to the members. The assessment will be \$101 per month.

The board thank everyone for coming and participating in the 2018 budget discussion.

Sheree Hill announce the winners of the Halloween Decorated Contest: 418MAC and 367MAS

No other business was discussed, and a motion was made, seconded, and unanimously carried to adjourn the meeting at 8:15 pm.

Respectfully submitted by: Karen Collins, Community Association Manger