

Plantation Oaks Homeowners Association, Inc
Board of Directors Meeting
June 26, 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 and Karen Collins 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 6:32 pm.

Confirmation of Proper Notification of Agenda – Sheree Hill advised that the agenda was posted in the clubhouse and the bulletin board by the mailboxes.

Adoption of the minutes from May 17 and May 31, 2017 – A motion to adopt the minutes for both meetings as presented was made, seconded, and unanimously carried.

Committee Reports:

ARC – Mike Joannides noted that all requests were up to date; none are open.

Oversight Committee – Mike noted that this committee is now obsolete and responsibilities for overseeing the lawn mowing service will be done by property management. Collins will respond to complaints within 24 hours; however, one of the owners of Donaldson & Company will always be on property while the lawn service is being done.

Helping Hands – Jan Shirley reported 8 new families moved into the community that were provided welcome gifts. A shout out to Betty with Collins for providing this information so quickly. There were 3 people who received “Get Well” gifts.

Avtec Homes notified the association that all their lots have been sold and they should be out of the community within 8 months. Adams Homes has pulled out of the community; management will have their signs and the lockbox at the front gate removed.

Safety and Security – Sheree Hill reported there is nothing new to update. The pool guard is on duty 3 –5 days a week, 8 hours a day and the regular night time security 7 days a week. Security has been instructed to give one written warning to anyone that is parked on the street overnight. After that, the vehicle will be towed away.

Special Events – Annie Saracco, thanked everyone who pitched in to help while she was not available. She reported that a children’s pool party in the works for Wednesday, July 12th from 10-12. All children must be accompanied by an adult; there will be no drop-offs. The idea for August is an End of Summer/Back to School party. More information to follow.

Management Report – Dennis Collins provided a written report to the board outlining all items he has been working on this month. This report is made a part of these minutes.

Old Business:

Storm Drain Repairs – In some areas the concrete is crumbling and the rebar is exposed causing a safety hazard to the community. The board reviewed the proposal submitted by Tom Wilson Enterprises LLC at a cost of \$6,100 to repair 12 storm drains. Management encouraged board to consider this sooner rather than later. One question was if the new concrete would blend in with the old concrete; management answered that it would. A motion to accept the proposal by Tom Wilson Enterprises LLC was made, seconded, and unanimously carried.

TPD Traffic Report – Mike tried to obtain a traffic report from TPD but has unable to get the information in time for this meeting. Because the roads within the subdivision are private, the association entered into a traffic enforcement agreement with the Titusville Police Department allowing them permission to enforce traffic control laws. In the past, the board passed a proposal to install speed bumps in the neighborhood but before that is acted upon, the board would like to see the traffic report. Mike will continue to pursue this report.

An owner asked if there was anyway the association could enforce a curfew for children. Management will have to look into seeing if that is something the board could do.

Another owner asked if traffic cameras would help with the speeding [or stop sign running]. Mike noted that cameras would be expensive and difficult to enforce.

Another owner asked about a gate guard 24/7. This could be very expensive and may not work the way people would expect it to. Another owner noted that in a property he visits, the gate guard there often just waves people in without really checking them out. In addition, there is a high turnover of guards. Mike noted that he is researching other options for the gate security. There was a discussion on this topic.

Climate Control and salt chlorination system – The board had previously voted to approve the Climate Control system for the pool so that it cools the water in the summer and heats it in the winter, therefore extending the swimming season, but there needed to be changes made to the specifications. Another pump is needed and the cost was an additional \$6,000. The information was sent to the board previously but was not in hand at this time. Management will bring this to the next meeting. The salt chlorination system is still being looked into; however, many people talked to are not recommending this.

Herbicide Treatment – Management obtained 3 proposals for herbicide treatment – Black’s Lawn Care and Pest Control annual cost of \$49,728; Massey GreenUP Landscape Services annual cost \$75,816; Apex Pest Control annual cost of \$180,420. Dennis reviewed each of these proposals providing the specific information on what would be done. Questions were asked and answered. After discussion, a motion to contract with Black’s Lawn Care and Pest Control was made, seconded,

and unanimously carried. The board asked management to get a quote on putting down granular fertilizer twice per year as an add-on so the lawns look nice and get healthy.

Proposals for Landscaping – Management obtained a proposal from Yardman Industries, LLC who is highly recommended by Rockledge Gardens in Rockledge. The proposal is to remove old landscape, trim 13 oaks, create new beds around the pool enclosure and mulch beds. Yardman recommended shielding the pool area with landscape for privacy. The plants in the front entrance would be colorful to enhance the property aesthetically. Questions were asked and answered – this company will be able to service the association annually and make suggestions and recommendations on how to keep the grounds looking beautiful. An owner asked if this company would be able to service individual homes – Dennis will have to ask because they typically do commercial projects. A motion to accept the Yardman Industries proposal for \$7,699 was made, seconded, and unanimously carried.

Violations Committee chairperson – Mike acknowledged that John Taylor did a great job with this committee but because his wife, Kathi, is on the board, he is no longer able to serve in that capacity. Management talked about this position because it is an important one. This committee finds out what the issues are and reports them to management who would then send out letters. Dennis explained the process of assessing fines. No one volunteered at this time.

Front gate issues – previously discussed under TPD Traffic Report. Management noted that there are issues with new renters not having gate access when they move in. Some landlords are not responsive to their tenants. Kathi Taylor noted that the technician servicing the gate this morning mentioned that piggy backing isn't such a bad thing because it is less wear and tear on the gate mechanism.

New Business:

Benches in common areas – the group discussed this for placement (mailbox area and bus stops), type and style of bench, usefulness. Management provided some options as did Mike and Sheree. Potential problems were also discussed such as durability, vandalism, and hang out spots for teens. Mike suggested a couple of benches be installed on a concrete pad as a trial. Types of bench were discussed as well. The board tabled making a decision until they could evaluate the type bench that would be most suitable for the neighborhood.

An owner suggested that images of what the board was looking at be projected onto the big screen TV so all could see. Mike will look into that.

Trash and recycling bins for the mailbox area – there always seems to be garbage in that area. There was some skepticism for putting bins in that area because the mailboxes cover a large area. If bins were placed at each end, would people use them. Mike was contacted by the Postmaster who indicated there would not be enough mailboxes when the development was completely built out. In addition, there is no weather protection currently in place. The condition of the mailboxes was discussed. Mike has an idea to reconfigure the mailboxes to include an enclosure with weather protection and recycle/trash bins. Dennis provided a photo of a mailbox kiosk that he recently had done on another property. A decision regarding trash and recycle bins was tabled until a later date.

Vote on RV/Boat Storage area – There are only 24 spaces for 448 homes; allowing less than 5% of owners to use the area. Some vehicles in the space have expired registration, some owners are using it that do not live in the subdivision, some people have two spaces. More parking is needed for the

clubhouse. Management is scheduled to meet with an engineer to see how the area can be redesigned to give more parking to the clubhouse and make the most of the rest of the space. A homeowner provided some history regarding the decrease in fees from \$40 to \$25 per month. She also explained how some people ended up with two spaces when the larger spaces were cut in half. Mike let everyone know that he did speak with the association attorney to be sure the reducing the size of the storage area could be done without a membership vote. Management recommended that the monthly fee be increased from \$25 to \$50 per month. Sheree prefers to wait on increasing the fee until after the engineer report. After detailed discussion of this issue, the board voted on and approved the following policy:

1. One space per homeowner; the homeowner must live in the community; no renters will be permitted to use the lot.
2. All vehicles must have a current registration to the homeowner and have insurance as required by state law.
3. No commercial vehicles or equipment.
4. If the home is sold, the space is gone (it is not transferable to the new owner).
5. Space will have to be forfeited for non-payment after 90 days.

Current users will need to be notified that this is the policy, so they can voluntarily vacate their spaces if necessary.

Management will prepare the policy for formal adoption at the next meeting.

Purchase additional umbrellas and furniture for pool area – after discussion a motion was made, seconded, and unanimously carried to purchase four (4) half umbrellas with 3 stands and two (2) full umbrellas with stands at a combined cost of \$1,543 + tax.

Vote for Safety and Security Committee members – Michael Howell will be submitting his application. A motion was made, seconded, and unanimously carried to review Michael Howell's application when received.

No other business was discussed and a motion was made, seconded, and unanimously carried to adjourn the meeting at 8:45 pm.

Respectfully submitted by: Karen Collins, Community Association Manger