

Plantation Oaks Homeowners Association, Inc
Board of Directors Meeting
July 24, 2017

MINUTES - APPROVED

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 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 6:30 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 on July 20,2017.

Adoption of the minutes from June 26, 2017 – A motion to accept the minutes for June 26, 2017 was made, seconded, and unanimously carried.

Committee Reports:

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

Violation Committee – A motion to appoint Maria Mays as Violation Chairman was made, seconded, and unanimously carried.

Violations Report – Dennis discussed that five out of six violations have responded back. The sixth one is a tenant/garage issue; Dennis feels confident the issue will be resolved within the next week.

Helping Hands – Jan Shirley reported 4 new families moved into the community that were provided welcome gifts. There are 7 more on the list that will be getting their welcome gifts soon.

Safety and Security – Sheree Hill reported there is nothing new to update. After school starts, the pool security hours will reduce to just the weekends. There is an issue with current security guard's phone not working. A motion to authorize Dennis Collins to purchase a new security guard phone for the association was made, seconded, and unanimously carried.

Special Events – Upcoming events: August 8th Rock Painting, August 19th Back to School/End of Summer Blast, Sept 6th Potluck Lunch, October 4th Italian Potluck Dinner, October 28th Halloween Movie Kids Night, November Thanksgiving Potluck, and December Breakfast with Santa & Mrs. Claus.

Annie Saracco resigned as Special Event Chairman. Chrissy Elliott and Morgan Vickers are the new volunteers for the Special Event Committee. A motion was made to appoint Morgan Vickers and Chrissy Elliot as the new Special Event Committee, seconded, and unanimously carried.

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.

Bids and Proposals:

Dennis asked for motion to accept the storage area engineering proposal for \$975. A motion to accept the \$975 storage area engineering proposal was made, seconded, and unanimously carried.

Dennis asked for approval on Price-Rite Pools to install an additional heater pump cost \$5,900 and additional electrical power cost \$1,055. A motion to accept the revised pool heater & electric \$23,450 cost proposal was made, seconded, and unanimously carried.

Dennis asked for approval for \$1,600 quote on the 12 Oak Trees on Savannah Blvd to be trimmed. A motion to accept the quote for \$1,600 Savannah Blvd's 12 Oaks Trees trimming was made, seconded, and unanimously carried.

Dennis presented the board with J/R Asphalt proposal to install new asphalt type speed bumps verses the screw down rubber speed bumps. The board decided to table this until a future decision on the gates. The board asked Dennis to look into traffic/speed control surveys in multiple areas throughout the association.

Dennis suggested to getting proper landscapers to trim & maintain all the common area trees that are troublesome. A motion to have Dennis acquire a bid on trimming up the trees/vegetation in common areas was made, seconded, and unanimously carried.

Dennis offered to go Sherwin-William and get a subdued paint color code chart. No action given.

Old Business:

Benches in common areas – the group discussed the different needs for benches and usefulness. Potential problems were also discussed such as durability, vandalism, and hang out spots for teens. Types of bench were discussed as well. The board tabled making a decision until they could take a poll on next-door and evaluate neighborhood response.

Trash and recycling bins for the mailbox 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 has an idea to reconfigure the mailboxes to include an enclosure with weather protection and recycle/trash bins. A decision regarding trash and recycle bins was tabled until a later date.

Adopt Resolution for RV/Boat Storage Policy – 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. The board approved and signed 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.

New Business:

Pet Waste Stations – The board decided to table their decision on pet waste stations until a later date.

Various Comments:

Kathy Taylor voiced her concern that the strong winds in Florida will blow the new beautiful pool umbrellas away and suggested a heavier base for the larger umbrellas.

A couple of homeowners (376MAS and 799MAC) asked if something can be done with the over growth encroaching onto their yards from the preserves. Dennis will take look into these properties.

There was another detailed discussion on security and a new remote-control gate system. Another owner asked about a gate guard 24/7. Mike mentioned there is no room to build a gate guard post.

No other business was discussed and a motion was made, seconded, and unanimously carried to adjourn the meeting at 8:30 pm.

Respectfully submitted by: Karen Collins, Community Association Manger