

Plantation Oaks Homeowners Association, Inc
Board of Directors Meeting
August 14, 2017

APPROVED MINUTES

Roll Call:

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

Jan Shirley, Director/Secretary - Absent

A quorum of directors was established. Dennis Collins 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 6:30 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 August 11, 2017.

Adoption of the minutes from July 24, 2017 – A motion to adopt the minutes for July 24, 2017 was made, seconded, and unanimously carried.

Committee Reports:

Violation Committee – Maria Mays mentioned she handed over two committee applications to the board to review for volunteers. Once there are a total of three people on the violation committee, they can proceed.

After the board reviewed both committee applications. A motion to accept Eli Crawford and Michael Walker for the violation committee was made, seconded, and unanimously carried.

ARC – Barry Herald, Dave Irvine and Debra Bell volunteered for the ARC committee.

Special Events – August 8th was the 1st Rock Painting which went well and will schedule more. August 19th Back to School Event will be cancelled due to lack of a special event chairman. The board asked if anyone would like to volunteer or nominate someone to get in touch with Collins Management.

Helping Hands – Kathy Taylor reported for Jan Shirley has handed out 5 new welcome baskets and 1 get well basket. Kathy noted that they will include anyone's business card along with a small goodie to the welcome baskets.

Safety and Security – Sheree Hill reported Heather Kicklighter will be overseeing this committee along with Jesus Martin as Chairman. Since school has started the pool security hours will reduce to just the weekends.

Heather Kicklighter relayed the new security guard phone number 321-529-4159 and will post it on NextDoor.

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. There were various discussions throughout manager’s report on each topic.

Dennis asked for a motion to accept the crape myrtles trimming estimated \$4,480 cost. A motion to accept the crape myrtles trimming at the cost of \$10 per tree cost was made, seconded, and unanimously carried.

Karen Collins noted that when calling our office, if you get the voicemail please leave a message and don’t forget to mention your phone number. We return all calls provided you left your phone number.

Old Business – Common area landscaping discussed in manager’s report.

New Business:

Appointed of New Committee Members - After the board review all ARC committee applications. A motion to appoint Mr. Herald and Mr. Irvine was made, seconded, and unanimously carried.

Lease/Rental Approval and Tracking –According to the HOA covenants, all leases must be approved. Owners must submit a copy of the Lease, Criminal Background, Credit Check and Plantation Oaks Leasing Registration for the Association approval. The board/agent has 30 days to respond once given proper documentation. The board asked Collins Management to help with tracking and approval of the leased homes in Plantation Oaks.

A motion to delegate responsibility of managing and maintaining lease approvals to Collins Management was made, seconded, and unanimously carried.

Collins Management has asked for an increase on their monthly fee. The board recognized the complexity of managing leases and other tasks the board has given Collins which includes:

Managing and Maintaining:

- Clubhouse Reservations
- Clubhouse, Gate Key Cards and Gate Clickers.
- R/V and Boat Storage Parking
- Leases Approval and Tracking
- ARC Process
- Violation Process

Since the additional tasks were not discussed in the original Plantation Oaks' contract with Collins, they have increased the monthly management fee. A motion to accept Collins Realty Group, Inc monthly increase to \$3,000 was made, seconded, and unanimously carried.

Various Comments:

An owner asked about the HOA finances. Mike assured everyone that Plantation Oaks is in good financial shape and there will not be an assessment increase next year. If any owner would like to see 2016 audit report please contact Collins Management.

One of the things the board is trying to do is setup a vote to lower the quorum in the covenants to 40%. This way it will be easier to get amendments passed.

Leah Martin pleaded her case on the forfeit of her clubhouse reservation deposit. Mike spoke for the board noting that the security cameras contradicts what Mrs. Martin states.

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