

Plantation Oaks Homeowners Association, Inc
Board of Directors Meeting
October 9, 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 6:30 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 October 6, 2017.

Adoption of the minutes from August 14, 2017 – A motion to adopt the minutes for August 14, 2017 was made, seconded, and unanimously carried.

Committee Reports:

Helping Hands – Jan Shirley has handed out 1 sympathy basket, 1 get well basket and 7 new welcome baskets.

Special Events – Sheree Hill stated due to Hurricane Irma and lack of a special event chairman, there hasn't been any new events.

The board asked if there are any volunteers from those that were present. Nicole Woltz said she would gladly volunteer for special event chairman. A motion to appoint Nicole Woltz as special event chairman was made, seconded, and unanimously carried.

ARC – Mike Joannides plans on touching base with the new ARC committee. At this time all ARC requests are completely current.

Safety and Security – Heather Kicklighter relayed the new security guard phone number 321-607-1525 and will post it on NextDoor.

There have been some problems in the neighborhood with people egging houses and tapping on doors/windows. Security has narrowed it down to 2-3 suspects but has no proof. Plus, security has been working with Titusville PD; then hasn't been any more egging.

Heather is in the process of working out the traffic control's terms and conditions with Titusville PD and will post when traffic control begins.

Violation Committee – Dennis Collins plans on touching base with the Maria Mays on Thursday.

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. No actions are required.

Old Business:

Common area landscaping was discussed in manager's report. A continuous of clean up and replanting of dead plants.

Parking and storage engineering report – with the current design, if approved, there will be 14 storage parking spaces 10x13 and 11 additional clubhouse parking spaces. Additional discussion was in manager's report.

The board tabled the discussion to amend association documents discussion until next meeting.

New Business:

The board is considering Night Hawk, a live IT company for security video gate monitoring surveillance and access approval.

The board discussed the advantages of getting a backup generator for the clubhouse in preparation for next hurricane power outages. A motion to not to exceed \$25,000 for clubhouse backup generator was made, seconded, and unanimously carried. Dennis Collins will check with FPL and Florida City Gas for the best deal on generators.

Sheree Hill presented the new Plantation Oaks logo. This new logo will be displayed on the Plantation Oaks upcoming website, along with a drone video of the neighborhood estimated \$825 cost. A motion to not to exceed \$1,000 for neighborhood drone video was made, seconded, and unanimously carried.

Safety meeting with TPD and TFD will be October 26, 2017 at 6:30pm to be held at Plantation Oaks clubhouse.

Karen Collins explained the conflict between the Plantation Oaks Articles of Incorporation and Amended Bylaws for the actual date of the annual meeting. Articles of Incorporation will always prevail over the bylaws; therefore, the annual meeting will be held on the second Tuesday in January.

The board had a discussion about sending out proxies to all homeowners to vote on amending the two-thirds vote in the Articles of Incorporations to 51% vote. Along with amending the Bylaws to match the annual meeting date in the Articles of Incorporation.

The board asked for two volunteers for the Nominating Committee for board election to partner with Jan Shirley as the Chairperson. John Taylor and Nathan Montgomery volunteered to be on the nomination committee.

A motion to appoint Nathan Montgomery and John Taylor to the Nominating Committee with Jan Shirley as Chairperson/ Director was made, seconded, and unanimously carried.

The board will have the 2018 proposed budget sent out 14 days before next meeting and at that time the board will vote on the 2018 budget.

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