

PLANTATION OAKS HOMEOWNERS ASSOCIATION
Meeting of the Board of Directors
May 17, 2017

Minutes – Approved

Roll Call

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

Dennis and Karen Collins, Betty Grissinger, Steve Ross from management and Lizbeth Mandeville from Sunrise Bank were present. A quorum of directors was established.

Call to Order – The Board of Directors meeting was held in the Plantation Oaks Clubhouse and called to order by Mike Joannides order at 6:31p.m.

Confirmation of Proper Notification of Agenda – Kathi acknowledges the agenda was posted in the clubhouse and on the bulletin board by the mailboxes.

Adoption of the minutes – Mike motioned to accept the April 11, 2017 minutes with a spelling error to be corrected. A motion to accept the minutes was made, seconded, and unanimously carried.

Committee Reports:

Violations – No new committee meetings were held while the association transitioned between managements companies.

Helping Hands – Jan Shirley, the chairperson of the Helping Hands Committee, reported 3 new families in April. Two so far in May and two more are moving in this month. All new homeowners receive a welcome basket. Karen Collins offered to help inform the committee of all the new owners.

ARC - The committee has approved approximately five applications and in the process of viewing two others on schedule.

Special Events - Sheree Hill spoke in behalf of Annie, the special events chairperson, and reported Taco Tuesday went well, May 19th Bingo and June 2nd Toddle Play Time are scheduled.

Safety & Security - Sheree Hill reported security will be at the pool during Summer, for an 8-hour shift on Friday, Saturday, and Sunday. They will rotate two days a week, Monday through Thursday. All residents need to have the security guard's number program in their phone. Gate clicker codes will be changed June 23rd, and will be posted in the newsletter.

Oversight – Will now be handled by Collins Management. While still in contract with Paradise Lawns, all lawn requests should be submitted through Paradise Lawns online portal on their website.

Kathi Taylor reported Plantation Oaks irrigation is on a reclaimed water system, which is totally controlled by the city. It is the owners responsibility to maintain their own sprinkler systems. Owners should only be watering their grass twice a week early morning or before dawn.

Old Business -

Painting of exterior of Clubhouse - Orlando Prestige painted the clubhouse, the entry walls and the Plantation Oaks sign.

Storm drain repairs - Pushed back for new management to advise on what direction should be taken for repair.

Florida Door Control - Contract with Florida Door Control that replaced hinges on the Main Gate and Hamilton Gate. Rocking Chair Gate already has new hinges, no need for replacements.

ARC Committee Chairman - Mike suggests tabling this until further research is done.

New Business –

Plantation Oaks Website & Logo - www.plantationoakscommunity.com – Met with Rock Paper Simple that will design Plantation Oaks very own personalized website (\$6,000), and logo (\$1,000) with \$200 monthly maintenance upkeep. The website will give the owners access to make and view HOA payments, view urgent alerts, upcoming meetings, and update banners. Other features available are a What's happening community calendar, forms for ARC and clubhouse reservations. May possibly be adding an app for owners to download to any mobile phone. We are waiting on a quote for the phone app. An option for maintenance requests, and broadcast live stream chat for meetings was suggested by a homeowner. A motion was made to accept the website proposal of \$6,000, logo (\$1,000) & \$200 monthly maintenance, Jan Shirley seconded, and unanimously carried.

Accept Jim Moore's Resignation – A motion was made to accept Jim Moore resignation from the board, Sheree Hill seconded, and unanimously carried.

The board would like to nominate Heather Kicklighter as board member. A motion was made to accept Heather Kicklighter as board member, Jan Shirley seconded, and unanimously carried.

Increasing Clubhouse Reservations Deposit – Reservation deposit is raised to \$100 from \$50 due to increasing damages. A motion to increasing the clubhouse reservation \$50 deposit to \$100, was made, Jan Shirley seconded, and unanimously carried.

Main Entrance Landscaping Project – Mike spoke to Growing Crazy, a landscape contractor, regarding putting Japanese blueberry trees to fill along the entrance way. A motion was made to move forward but not to exceed \$3000 with planting the trees at the main entrance, Sheree Hill seconded, and unanimously carried.

Paradise Lawns Replacement Option – Dennis Collins is collecting new bids for landscapers to replace Paradise, as of right now Dennis is waiting on a 3rd proposal.

At this point, Mr. Joannides opened the floor to Dennis Collins. Dennis thanked the Board of Directors for hiring Collins Realty Group. Dennis spoke about his roll and what to expect from Collins Realty Group, Inc. Dennis stressed that we are a hands-on company, handling the day to day operations; we enjoy working with people and solving problems. Board of Directors have fiduciary responsibilities to the homeowners, and function as a decision-making team. All our vendors are fully licensed, insured and have workmen comp. The association does have work comp policy that protects all committees of Plantation Oaks association. Any light poles at the mailboxes will be replaced with new LED lights. Dennis will look into the pool not properly filtering out the bugs; per contract Price Rite Pools is supposed to clean the blue tiles around the pool.

Karen Collins briefly spoke on what to expect from herself and Betty Grissinger. Karen assured everyone that all the owners accounts are up to date and mentioned the preferred methods for HOA payments.

Lizbeth Mandeville spoke on the services of Sunrise Bank and goals for top customer service. She made sure everyone was aware to contact herself or Susan Lamarr with online payment setup help with paylease.com. There are no bank to bank transfers, those payments would need to be mailed to the Collins P.O. Box address.

No other business was discussed a motion was made to adjourned, seconded, and unanimously carried at 8:04pm.

Respectfully submitted June 12, 2017 by:

/es/ Karen Collins

Community Association Manager