

PLANTATION OAKS HOMEOWNERS ASSOCIATION
Meeting of the Board of Directors
May 31, 2017

Minutes – Approved

Roll Call

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

Heather Kicklighter, Director/Treasure - Absent

Dennis Collins was present from Collins Management. A quorum of directors was established.

Call to Order – The Board of Directors meeting was held in the Plantation Oaks clubhouse and called to by President Mike Joannides order at 6:30p.m.

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

Address Paradise Lawns Termination – The board of directors acknowledged that homeowners have several recurring problems with Paradise Lawns. There have been numerous complaints from owners regarding Paradise not resolving their lawn issues. Paradise doesn't adhere to their contract agreement in using a 32" mower on all fenced-in yards. After detailed discussion regarding the performance of Paradise Lawns, all present at the meeting agreed it was time for a change. A motion to terminate Paradise Lawns contract effective June 30th, 2017 was made, seconded, and unanimously carried.

Review New Lawncare Proposals – Dennis Collins solicited bids from four different lawn companies that only included mowing, trimming and blowing.

Kio Landscaping, based out of Ormond Beach, bid came in at \$23,740 per month. Donaldson & Company, based out of Titusville, bid came in at \$19,500 per month. Greener Side, based out of Cocoa, bid came in at \$17,220 per month. McWilliam, based out of Palm Bay, bid came in at \$20,000 per month.

Mike added the following stipulations the awarded contractor must include:

- Dedicated manager to address problems and supervise (not mow) the crew.
- Awarded contractor will utilize smaller equipment (max 400 lbs. w/out rider) when cutting the single-family homes.
- A 36" & 48" mower will be used to maintain the single-family homes. This will allow for smaller turn radius and less need for trimming areas not reachable with larger mowers.

- Awarded contractor will use “Line Trimmers” as a touch up tool. Their primary cutting tool is a lawn mower and will be used in all applicable scenarios. The Line Trimmer will follow the mower at all times.
- Retention ponds will be cut with non-mulching blades. The discharge will be directed back into the existing stands of Bahia.
- All backyards with fences will be maintained with a 32” Mower or smaller.

One by one the board of directors discussed their opinions on each proposal pausing to listen, and answer owners questions and concerns.

Vote for New Lawncare Provider – The board all favored Donaldson & Company since it’s a family owned company and is located in Titusville. A motion to accept the Donaldson’s bid for \$19,500 a month for lawncare was made, seconded, and unanimously carried. Donaldson will start on July 1st, 2017.

Dennis suggested that Donaldson Company be given a few months to learn the property so we can see how they work. Dennis then will collect special request forms from homeowners with specific lawn requests.

Mike asked Dennis to go ahead and get bids for landscaping and pest control.

No other business was discussed a motion was made to adjourned, seconded, and unanimously carried at 7:53pm.

Respectfully submitted June 15, 2017 by:

/es/ Karen Collins
Community Association Manager