

Plantation Oaks Homeowners Association, Inc
Board of Directors Meeting
May 14, 2018

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. Chief Campbell and Sgt. O'Neal from Curtis Security were present. 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. He noted the meeting was being audio and video recorded.

Confirmation of Proper Notification of Agenda – Sheree Hill advised that the agenda was posted on the website, the bulletin board by the mailboxes and in the clubhouse on May 12, 2018.

Adoption of the minutes from April 9, 2018 – A motion to adopt the minutes for April 9, 2018 was made, seconded, and unanimously carried.

Committee Reports:

Special Events – Kathi Taylor noted the Vendor Fair Event was successful.

Upcoming Summer Events:

Saturday	June date / time pending	Table Top Game Night (18 and Older)
Sunday	July 22 nd at 6pm	Teen Night – DJ/Karaoke/Board games
Saturday	August 11 th at 5pm	End of Summer BBQ

Safety and Security – Heather Kicklighter advised that Curtis Security will start monitoring the pool over Memorial weekend than continue every weekend throughout the summer with two alternating week days.

The board would like to look into the possibly of new signage for the pool and clubhouse with closing hours listed.

Helping Hands – Jan Shirley has handed out 1 sympathy basket, 2 get well baskets and 4 new owner welcome baskets.

ARC – Nathan Montgomery reported there were no outstanding ARC applications as of to date.

Violation Committee – Violation report given by Dennis Collins. Management has sent out 16 notices on various violations and will be sending out 27 more on the required 14 minimum 3 gallons shrubs.

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.

The board had a brief discussion on the liabilities of allowing homeowners to ride golf carts in the community. The board tabled making a decision for a later meeting.

The board discussed the option of having a 24/7 guard shack through Curtis Security for the main gate entrance. The board recognized a full membership vote is needed for the additional \$36 monthly assessment increase it would take to maintain the support of a security guard shack.

Owners questions and comments were addressed.

Board Announcement – Michael Joannides announced his resignation from the board. Michael thanked everyone and felt confident leaving the association in good hands with the current board members.

The board appointed Nathan Montgomery on to fill the remainder of Michael's term until next annual election. A motion to appoint Nathan Montgomery as a board member was made, seconded, and unanimously carried.

The board will hold a reorganization meeting [on Thursday 17th at the Plantation Oaks Clubhouse at 12:30pm] to assign each board member their new officer roles.

Old Business:

Gate Access Systems – Dennis presented the three gate arm proposals from Florida Door Control that presented a presentation at the April BOD meeting. A full membership vote will be needed for approval of the front entry off Harrison (\$30,626). The board tabled the decision for the Hamilton entrance (\$10,526.82). A motion to accept the \$9,927.87 proposal for the Rocking Chair entrance was made, seconded and unanimously carried.

Clubhouse Security – Dennis presented the board with ADS secure door managed access control system and security camera recorder replacement. This system will be managed by ADS eliminating the need for a volunteer to maintain issuing the clubhouse/pool cards. A motion to accept ADS 3-year lease with \$5,000 down \$355/month for door access and camera control was made, seconded, and unanimously carried.

ADS key fobs will be replacing the current clubhouse/pool cards. The board agreed that each household will receive one clubhouse/pool fob at no charge and any additional fobs are \$20 each. A motion for initial budget of \$2,500 for additional key fobs was made, seconded, and unanimously carried.

Main Gate Security Guard – The board discussed under manger's report.

Reopening of RV/Boat Facility – The board is offering the people who previously had access to the facility the opportunity to come back under the new terms and conditions listed in the rental contract. In addition, the cost per month is now \$50.00 Effective June 1, 2018. Previous RV/Boat tenants will have 10 business days to let management know if they intend on using the facility. A motion to adopt the new RV/Boat facility rental contract and monthly cost increase was made, seconded, and unanimously carried.

New Business:

Board Resolution – Karen Collins briefly spoke on the prospective enforcement of covenants and rules with the attorney’s recommendations. Management recommended the board to consider adopting. This action will “draw a line in the sand” and provide notice that all of the provisions of the Governing Documents will be strictly and uniformly enforced from this day forward. Violation Committee will need to document each household with sheds, non-oak tree, and fence layouts that is grandfather in as of May 14, 2018. A motion to adopt the Resolution for Enforcement of Covenants and Rules was made, seconded, and unanimously carried.

No other business was discussed, and a motion was made, seconded, and unanimously carried to adjourn the meeting at 8:15pm.

Respectfully submitted May 25, 2018 by: Betty Grissinger Community Association Manger