

Plantation Oaks Homeowners Association, Inc
Board of Directors Meeting
August 2, 2018
Draft Minutes

Roll Call:

President Sheree Hill
Director Nathan Montgomery
Treasurer Heather Kicklighter
Secretary Jan Shirley

The meeting was held at the Plantation Oaks Clubhouse and was called to order by President Sheree Hill at 6:30 pm.

Rachel DeCamp, Ricardo Harris, and Bobby Darcy from Solutions Property Management of Florida, LLC were also present.

Confirmation of Proper notice was confirmed - Sheree Hill advised that the agenda was posted on the bulletin board by the mailboxes and in the clubhouse, on Nextdoor, and on the Plantation Oaks community website on Monday, July 30th.

Adoption of the minutes from July 9, 2018 and July 12, 2018 - A motion to adopt the minutes from the meetings on July 9, 2018 and July 12, 2018 was made by Sheree Hill. Jan Shirley seconded, and unanimously carried.

Committee Reports:

ARC - Nathan Montgomery reported there were no outstanding ARC applications as of this date.

Special Events - Deb Lubell shared that the Back to School Bash Summer BBQ has been moved to Saturday, August 18th at 5:30 pm. Sheree Hill reported that Jan Shirley will now be the BOD liaison for this committee.

Helping Hands - Jan Shirley reported that one welcome basket was delivered since the last BOD meeting. Jan Shirley will attempt to mail postcards to welcome basket recipients that have not been home when she attempted to deliver them.

Safety and Security - Heather Kicklighter advised that pool security will be reduced to weekends only starting August 13th due to school being back in session. She also advised that Spectrum will be responding to Plantation Oaks within the next couple of weeks to install internet / IP static address for video camera upgrades.

Violations - Maria Mays advised that five hearings were held on Friday, July 27th. The violations committee will assess fines for four of the five homeowner's in violation, and one homeowner was given a grace period until August 13th to correct the violation prior to assessing a fine.

Management Report - Rachel DeCamp announced that Solutions Property Management of Florida, LLC is nearing the completion of the transition process from Collins Property Management. She introduced two of her staff members, Ricardo Harris and Bobby Darcy, provided a brief description of how her staff operates, and explained how the Appfolio software functions.

Old Business - The call box at the main entrance has been malfunctioning significantly more within the past month and the screen is so faded it can hardly be read. Bids from both TEM and FDC were presented. Both bids offered the installation of the same model call box. TEM's bid was \$6,578.86 whereas FDC's bid was \$6,511.34 and included a 42 inch visor over the call box display. A motion to accept the bid from FDC to replace the call box was made by Sheree Hill, seconded by Nathan Montgomery, and it was unanimously carried. The board is waiting for the proposal from FDC for a maintenance plan for the call box and all gates, including barrier arms.

New Business - Sheree Hill recommended that non skid mats should be purchased and placed in both bathrooms at the clubhouse. She made a motion to not exceed \$200 for the non skid mats for both bathrooms, Nathan Montgomery seconded, and unanimously carried. Sheree Hill also suggested that the board should purchase a video camera, tripod, and an SD card to record board meetings, as the previous video camera was owned by Collins Property Management. Sheree Hill made a motion not to exceed \$400, Heather Kicklighter seconded and it was unanimously carried.

New Committee members -Tamara Rankin presented her completed application to join the the Violations Committee. Sheree Hill made a motion to accept Tamara's nomination to join the Violations Committee, Jan seconded and it was unanimously carried.

Announcement of Board Member Resignation and New Board Member Replacement - Sheree Hill made a motion to ratify the acceptance of Kathi Taylor's resignation from the BOD and that Darryl Davis would now fill the BOD vacancy. Nathan Montgomery seconded and it was unanimously carried.

Maintenance Report - Bobby Darcy from Solutions Property Management of Florida, LLC introduced himself and informed the residents of his background and experience in lawn care, property management, as well as previously serving as a board member in another community. He advised that he met with Jordan Donaldson of Donaldson and Company and drove through the community together. They discussed the numerous complaints received by residents and will be working together to address these complaints.

Residents Concerns and Questions :

A resident whom resides on Mason Drive reported that there is standing water in the retention area which is getting higher and doesn't seem to be draining. The board will look into this matter.

Omar McQuillen advised that he received a bill from the City of Titusville charging him \$62 for stormwater. Nathan Montgomery advised him that there will be a city council meeting on August 14th, and he can address that issue at the council meeting.

Timm Rankin reported that the streets within Plantation Oaks used to be clean and are now filthy with paint stains. He recommended the board hire a company to come and clean our streets. Sheree Hill advised him that the paint stains are from people unlawfully throwing away paint cans in their household trash, which leaked all over our streets. She further advised the proper way to dispose of paint cans is to take them to the Mockingbird Facility on SR#405.

Debbie Bell reported that the new pool signs are difficult to see and read because they are too far and there are too many rules. Sheree Hill advised her that there are two signs on opposite ends of the pool area for viewing in both directions. She also shared that there are specific rules with specific verbiage that are required by the Health Department to be posted on the signs. She further advised that there are additional rules on the signs that were added due to the numerous violations / incidents that have recently and repeatedly occurred.

Sheree Hill announced that there will be a Town Hall meeting on Saturday, August 18th at 10:00 am at the clubhouse. One of the HOA attorneys will be at the meeting for approximately two hours to discuss the association documents that the board is seeking to amend. The board will also discuss electronic voting.

At 7:11 pm, Sheree Hill made a motion to adjourn the meeting. Jan Shirley seconded, and it was unanimously carried.

Transcribed by Heather Kicklighter, Plantation Oaks Board of Directors, Treasurer

