

PLANTATION OAKS HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTOR'S MEETING
FEBRUARY 11, 2019

DRAFT MINUTES

Call to Order 6:30 PM by Tamara Rankin

A quorum of Board of Directors was established. Those present were

Tamara Rankin, President
Nathan Montgomery, Vice President
Darryl Davis, Treasurer
Marilyn Rumsey, Secretary
Maria Mays, Director

Confirmation of Proper Notification of Agenda Nathan Montgomery reported that the agenda had been posted on the 3 message boards, board by mailbox and bulletin board in clubhouse.

Motion to adopt the minutes from January 8, 2019 with the grammar changes from Either tie candidate does not recuse to Neither tie candidate recused. Motion made by Nathan Montgomery, second by Tamara Rankin. Motion unanimously approved.

Moving forward **Roberts Rules of Order** will be followed for meetings. Residents can sign up to speak for a three minute period either online or at the event.

Committee Reports

Helping Hands – 1 Welcome Gift + 1 Get Well

Several more gifts are being assembled for future use. Reported by Jan Shirley

Safety and Security – Unknown person tried to ram entrance gate at Savannah entrance. Incident is on security camera footage but license plate was not readable. Residents urged to use caution and report to Security and TPD.

Hill of dirt installed behind the house at 996 Mason near Rocking Chair gate is not holding nor is it stopping people from coming into the community. Installation was done due to brush and debris being removed along the back of property. Homeowner has mentioned a few may be willing to pay for a section of fence to be installed by the BOD to help with the situation and make the area look more appealing. Requesting Bobby to do feasibility study.

Reported by: Darryl Davis

Violations – Nothing new to report Reported by Maria Mays

Special Events. A Valentine Luncheon is planned for Wednesday February 13th at Noon. Casseroles, salads & Desserts are requested. Cass Manion's 80th birthday will also be celebrated. – Reported by Deb Bell

ARC Committee - Meetings will be held on the First and Third Thursdays each month as needed Reported by Nathan Montgomery

Management Report

Information is currently being gathered for an audit to be performed by William A Jackson & Company, CPA. Reported by Tamara Rankin

OLD BUSINESS

Lawn Weed & Fertilizer Contracts Three quotes were received. Green Leaf, Integrity Pest Management, INC, and Bio Green. After examination of said contract verbiage and pricing. It was decided to approve Bio Green.

Motion to approve – Nathan Montgomery

Second - Maria Mays

All Agree

Motion approved with contract to be reviewed by attorney.

Health Department On February 10th a visit was made to our pool and clubhouse by the Brevard County Health Department. They found 3 violations – A nest of fire ants – Inadequate signage - & no key provided to them. All violations have been taken care of.

Maria Mays reported that pool hours have been set.

December through February 8 AM – 6 PM

March through November 8 AM - 8 PM

Insurance It has been brought to our attention that the HOA is required to have an appraisal when purchasing insurance. However, our Insurance company, Brown & Brown has stated that due to the fact we have only a clubhouse and pool that would not be necessary.

Storage Sheds Currently, an offsite storage unit is being used for Christmas & miscellaneous items. This has been deemed an extra charge that could be eliminated. Motion was made to purchase 2 – 53" x 23.25" storage units @ \$ 249.00 ea to be installed on the West side of the clubhouse.

Motion to approve – Tamara Rankin

Second - Maria Mays

All agree

Motion approved with contract being reviewed by attorney

Entrance Gates Clarification was made regarding a budget entry that was inaccurately reported. Corrected budgets are being mailed out to verify the \$7,500.00 in reserves for gates. An additional \$ 8,000.00 is in the Gate Maintenance and Repair operating account. Total of \$ 15,500.00 available

A quote to install “swing arm” gates at the Hamilton and Harrison gates to match the one existing at the Rocking Chair gate was received. The quote from Florida Door Control of Orlando, Inc., was approved. \$ 15,104.27

Motion to approve – Darryl Davis

Second - Nathan Montgomery

All agree

Motion approved with contract being reviewed by attorney

Gate & Property Security Cameras Three bids were received to update the camera systems at all three gates. Bids received were: United Alarm – ADS & ATP. After careful comparison and review it was decided to award the work to ATP (American Total Protection) The new installation will include cameras to oversee the pool & owner’s storage area as well as a 3 year maintenance contract.

Purchase of equipment \$ 22,474.00

Maintenance contract \$ 172.70 per month + tax

Motion to approve – Tamara Rankin

Second – Nathan Montgomery

All Agree

Motion approved with contract being reviewed by attorney

NEW BUSINESS

The association is currently using Sunrise Bank in Cocoa Beach. Information has been gathered to explore whether another financial institution might better serve our needs with higher interest rates. Information was submitted by: Seacoast Bank, Florida Community Bank, Sunshine Bank & BB&T.

After careful review Seacoast Bank was determined to have the better Money Market interest rate 1.68% + additional .12% with linked checking account and programming to suit our needs.

A motion was made to transfer –

Second –

All Agree

Reserve Review The State of Florida requires that a Reserve Review must be done every five years. Associate Reserves is the desired company to provide this service. The company offers three options

Option A Update With Site Visit \$ 2,090.00

Option B Update, No site Visit \$ 800.00

Option C

Year 1: Update, with site visit \$ 1,881.00

Year 2: Update, no site visit \$ 720.00

Year 3: Update, no site visit \$ 720.00

After careful review Option C was chosen at a total cost of \$ 3,321.00

Motion to approve Maria Mays

Second – Marilyn Rumsey

All Agree

Motion approved with contract being reviewed by attorney

Notification of Transfer of Funds

Following the pool incident in 2018 Collins -Management transferred \$17,000.00 to pay for the required 6' high fence installation without the knowledge of the BOD. This serves as notification to the board and association.

Committees

New Committees to be formed

Budget - Homeowners to review and advise financials of Community

Documents - Homeowners to asses and rewrite our binding documents

Sustainability – Homeowners to guide community on sustaining our environment

Motion to approve Nathan Montgomery

Second – Maria Mays

All Agree

Committee Assignments

Violations – Michael Welker, Chairperson

Motion to approve – Maria Mays

Second – Nathan Montgomery

All Agree

Special Events – Deb Lubell, Chairperson Deb Bell Vice Chairperson

Helping Hands – Jan Shirley, Chairperson

Decorations – Kathi Taylor, Chairperson

Motion to approve – Nathan Montgomery

Second – Tamara Rankin

All Agree

Budget - Ernie Gomez, Chairperson
Motion to approve – Nathan Montgomery
Second – Tamara Rankin
All approve

Safety - Heather Kicklighter, Chairperson
Motion to approve Nathan Montgomery
Second – Maria Mays

Sustainability - Zack Bowden, Chairperson Danielle Bowden, Vice Chairperson
Motion to approve – Nathan Montgomery
Second – Tamara Rankin
All approve

Meeting adjourned 7:58 PM

