

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

FINAL MINUTES

Call to Order 6:29 PM by Nathan Montgomery

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

Nathan Montgomery, Vice President

Darryl Davis, Treasurer

Marilyn Rumsey, Secretary

Maria Mays, Director

Tamara Rankin, President was absent due to her husband's illness.

The meeting agenda was posted on the 3 message boards, board by mailbox and bulletin board in clubhouse.

Motion made to accept the minutes from the February 11, 2019 was proposed by

Nathan Montgomery

Second by _Maria Mays

MANAGEMENT REPORT

Bio Green

Materials for weed & fertilizer treatment have been dropped off in clubhouse parking lot. Bio friendly materials are being used and a report and completion is due this week ending March 16, 2019.

Lawn Watering

Only water 2x a week. City of Titusville will begin to fine people found to be over use.

Newsletter

Was really nice. Going forward it will be issued every month via email. All residents are encouraged to update their email address with Solutions. Can view on Appfolio and accept to be sure. Appfolio has many uses one of which would be to ask for help with an issue.

Monthly Dues

Arrangements have been made with Suncoast Bank to receive payments. There are payment coupons at the counter and the teller will receive the payment

Delinquency

August of 2018 a total of \$169,000.00 was owed to the HOA. This includes monthly fees, interest and legal fees. A total of \$ 69,000.00 has been collected leaving a balance of

\$109,000.00. Currently anything over \$500.00 goes to the attorney to begin collection process. Homes that have been sold – the back dues and late fees were collected.

Part of the issue in the past has been a lack of options. Residents can now use Debit or Credit cards to pay

Solutions is working with residents who have had issues with their payment from difficulty in their lives.

Sandblasted sign

Two signs were ordered from ODDesigns in Cocoa Beach. The signs were installed and did not meet the expectations of the residents or board members who saw them. Discussion over where the signs were lacking in professionalism and photographs were passed around the room. A motion to contact ODDesigns and inform them the signs were not acceptable and our deposit should be refunded was made by Nathan second by Marilyn. ODDesigns was also to complete the work with the aluminum signs – 4 additional signs and posts.

A bid was received to skim coat the 2 monument sign bases of \$500.00.

Motion to approve – Nathan

Second – Marilyn

All approve

Mention of the C & L Towing Signs needing to be replaced was acknowledged but no action was taken at this time

Keys & FOBS

Not being turned back in by renters. Landlords have no knowledge of where they are. Information to be added to the monthly newsletter to assist.

Gate Clickers

Clickers cost \$20.00 each. A \$5.00 discount is offered to those turning white cards back in to Solutions. Mention was made of it having been more than a year since the gate codes were changed. Task needs to be looked into for future agenda

Many residents and renters do not understand the gate code system. All need to contact Solutions to add their name when they are new to the community. Additional information will be included in the April newsletter

Gates

Gates are to stay open 5 – 7 seconds. Many residents complained that gates are staying open much longer. Requesting all to be checked and changed to the 5 – 7 second time frame

Do gate arms work – schedule a meeting with Jordan to revisit this issue

Gated/Fenced Community

Letter from homeowner complaining about the shrubs and trees that had been cleared behind their property for a fire break. Explanation of the difference between a fenced and gated community. Plantation Oaks is a gated community not fenced.

Rocking Chair Gate

Intruders still entering the area left open from the recent extension of the clearing. Request for more Bougainvilleas taken into consideration to help with this issue. It was stressed that it is up to the residents to fence their own property for their safety.

Piano

Piano not being used – a buyer has been found
Motion to sell piano – Nathan Montgomery
Second – Maria Mays
All approve

Committee Reports

ARC – Nathan Montgomery reporting - Meets first and third Thursday - Nothing outstanding at this time

Violations – Maria Mays reporting Adding 4 people whose names will not be released into the community. Maria & Nathan to meet with committee

Special Events – Deb Lubell reporting St Patrick’s Day Dinner scheduled for Wednesday March 13

Bunny Brunch scheduled for April 6th

Final Potluck Luncheon as snowbirds head home April 16th

Cinco DeMayo Potluck May 4th

Sunday of Labor Day weekend – Barbeque - Grill has been purchased

Decorating - Lisa Day reporting a meeting was held on Saturday 3/9. The committee will be doing the table décor for St Patrick’s Day meal. Also planning to put out small flags along entry for all national holidays ie Memorial Day - Labor Day

Bobby requests no tape be placed on interior doors due to sunblocking film

Helping Hands – Jan Shirley reporting 1 Get Well Gift 1 – New Home Owner

Safety & Security – Heather Kicklighter reporting Our security, WILCO, is doing a great Heather conveyed that the weed cutback not only clears overgrowth but also serves as a firebreak. A meeting with TPD & TFD is to be held to discuss recent fire issues. Heather encouraged homeowners to look into getting a security camera for the rears of their houses as it might help catch who is starting the fires.

Speeders & running stop signs still is an issue. TPD has an ongoing agreement to come into the community to patrol. Efforts in the past to hire off duty officers has met with no success.

Consider “Kids at Play” signs to be added under our current stop signs.

Question regarding TPD extra vehicle parked in community did not seem to be a working solution due to parking regulations.

School bus speeding on afternoon run approx. 3 – 3:30. Resident instructed to report to school system transportation division.

OLD BUSINESS

Paver project at the pool – bid received from Myers Inc. and accepted for \$ 1,200.00

Motion made by Nathan Montgomery

Second – Maria Mays

All approve

With contract to be reviewed by attorney

Rocking Chair Gate landscape completion following installation of concrete

Donaldson submitted bid of \$ 2,30.00

Maria mentioned installing bollards to keep people from driving/parking on sod –
consideration for future

Motion to approve bid – Nathan Montgomery

Second – Darryl Davis

All approve

With contract to be reviewed by attorney

Committee Communication Committee chair will meet with their committee for ideas & suggestions. They will then bring that input to their liason who will present it to the board.

Board would like each committee to take brief minutes at their meetings

All committee members must be current

Motion to approve – Nathan Montgomery

Second – Darryl Davis

All approve

NEW BUSINESS

Storm Water Cleaning – Pipe Vision and Vac LLC presented a bid for \$ 4,400.00

Motion to accept bid Nathan Montgomery

Second – Maria Mays

All approve

With contract to be reviewed by attorney

Acid & Steam Cleaning of grout in clubhouse. Power Washing clubhouse & adjacent area . One bid submitted. Item tabled to receive additional bids. Bid cannot be received by homeowners, with private businesses within the community, due to a conflict of interest.

Recognizing Will Bailey

Security officer Will Bailey recognized for his action in locating a runaway teen who fled from his home in Plantation Oaks. Officer Bailey went back on the street following his shift to search again for the young man after not locating him in the community. He remained in contact and introduced him to a fellow Marine.

He since has found a Boys Home for the child acceptable to the child as well as his Grandparents.

Jack Luiz had a question of the authority of the striping and arrows on Harrison. After some discussion he said he would be willing to make contacts to see if the entrance markings could be redone.

Motion to adjourn meeting by Nathan Montgomery at 8:09

Second by Maria Mays

All approve