

PLANTATION OAKS HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTOR'S MEETING
APRIL 8TH ,2019

FINAL 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

The meeting agenda was posted on the 2 message boards, board by mailbox and bulletin board in clubhouse. (Rocking Chair message board is damaged.)

Motion made to accept the minutes from the May 8, 2019 was proposed by Nathan Montgomery and accepted by all members of the board

COMMITTEE REPORTS

Lawn furniture Sale – Kathi Taylor Funds from sale of furniture to date \$ 380.00.
Possibility of another community interested in remaining inventory
Special Events – Deb Lubell Bye Bye Birdie Pot Luck April 16th was well attended
Cinco DeMayo – Approximately 30 – 40 people attended. The food was great
Next event will be in September
Helping Hands – Jan Shirley out of town
Violations – Maria Mays Hearings to be held soon. Numerous calls coming in for double check of notices
ARC – Nathan Montgomery Resident inquiry as to whether they can paint their driveway. Documents allow clear seal only

SECURITY REPORT –

Will Bailey - Per investigation of recent break ins, all cars were left unlocked. A breach in security occurred when a gate clicker was one of the items stolen. Individuals are the first line of security. WILCO is working to keep everyone safe, but we need to work together.
Renters come & go but we need to explore a way to control who has clickers.

MANAGEMENT REPORT

Due to illness of Property Manager, Rachel DeCamp Bobby D'Arcy gave the report

Donaldson Lawncare some people are not picking up their dog droppings resulting in their yards not being mowed. Upon receiving the name and address of the resident, Solutions makes an effort to contact them to correct the issue in order for their lawn to be mowed the following day.

Sign Wall - painting has been completed ready for installation upon the sign being delivered. A Sign Co to be contacted to set up appointment.

Invasive Species - Several months ago a wide swath was made behind residents property for a firebreak as well as to remove invasive species invading the lawns. This has resulted in some residents being disgruntled with the appearance of the backside of their property.

Cameras - Spectrum has had two accounts listed for the Plantation Oaks property. One account was not paid and services were cut off. Payment was submitted to get service restored and Solutions is working on this problem to see if the accounts can be merged into one payment

Gate Clickers – Due to cars recently broken into and a gate clicker being stolen the process to change the gate code is being accelerated. Bobby to contact FDC to develop a plan

Violations – One resident's violation has been ignored and is ready to be moved to the fine. Motion made by Maria to approve fine for this property. All agreed.

OLD BUSINESS

Pool Chlorinator – Decision to purchase replacement unit from Price Rite for \$525.00. Motion made to accept the bid of \$525.00 from Price Rite and proceed with installation made by Daryl, approved by all.

NEW COMMITTEES

Violations – 2 new members, no names given

ARC – 1 new member Brad Lubell

Motion to approve new board members made by Marilyn Rumsey, all approved

SIGNS

Error made in approved amount from last meeting amended to "Not to exceed" \$325.00 A discussion to follow was that these purchased signs and poles could be installed by staff and save the association \$110.00. All agreed that would be doable. Signs & poles to be picked up for installation.

NEW BUSINESS

HARRISON GATE WIRING - Gate personnel have discovered the wiring to the gate system is quite old, fragile and a safety hazard to the residents. Quote was received from Space Coast Electric - \$ 1,490.00 for a new box with labor costs of \$1,525.00.

Nathan made a motion to accept the bid at a "not to exceed" \$3,010.00. All approved

BOD TABLETS – a discussion of purchasing quantity: 5 tablets for the 5 BOD members at an approximate cost of \$1,500.00. Justification of this purchase would be to offset the amount being charged each month by Solutions to run meeting packages for each member. Unable to reach decision – a motion was made to table until June meeting with a vote of 3 -2 with Tamara and Nathan dissent. The item was tabled to get more clarification on the budget due to there being two line items “HOA Supplies, Printing, Copying” and “Printing & Copies”.

CARDS

Ron Patrick – Is there a way to turn off stolen clickers? No not at this time. Only control at this point is for everyone to change their codes.

Mowing – lawns were previously mowed in 4 days. Now it is 3. Does that mean less care is being taken – No additional personnel were added.

Kathi Taylor – RE: Changing of clicker codes communication with residents is vital. It is just a matter of changing dip switches.

Frances Stoner – Newsletter is appreciated and contains comments on maintaining property to improve value of property. However, my property looks bad since the cutting of the weeds in the back. Question to BOD – “What are you going to do about it?” After much back and forth Bobby D’Arcy agreed to have approx. 6 tall weeds cut down and resident was satisfied with that response.

Robin Spear – Pool video. Requesting extended loop time on video so as to not lose material too quickly. Resident was advised that camera was down at the time of the incident in which she was involved.

Deb Bell – Moved into community in September. Has worked to keep property clean and weeds pulled but neighbors do not comply. Some are tacking looking including peeling paint and windows covered with sheets and towels. Can anything be done? BOD not responsible for home interior. However, the peeling paint could be addressed

Discussion followed on having a Community Beautification Project.

Kathi Taylor – moved into community with beautiful backyard view. 3 months later the city came through and cleaned out the ditch removing all of the trees and foliage leaving her backyard totally exposed and her view destroyed. There are things residents can do when faced with such an event. She & her husband opted for a fence.

Kathy Keene – moved in September. Has received first violation letter giving her 30 days to come into compliance. She states notice was not dated so she was unaware of when the 30 days began. Discussion followed to add date to courtesy notice.

BOARD DISCUSSION TIME

Community Beautification Project – Ideas on how to encourage residents to clean up their properties. May have Yard of the Month for Newsletter Kathi Taylor asked to head this project.

Board Transparency within the board. Open line of communication with other board members as well as emails being sent to all 5 for discussion. Making sure all BOD members more informed for monthly meetings.

Pool Security – School will be out prior to next meeting Decision to have sign in sheets as done previously and security to begin on May 25th with shifts of 1 -9 or 12-8 on weekends and 3 days during the week.

Tossed out ideas of chili cook off for Fall with street blocked for block party type event.

7:35 Motion was made by Marilyn Rumsey to adjourn the meeting all agreed.