

Plantations Two Community Association
HOA Board Meeting Minutes – May 9, 2024

(In-Person Meeting held at Woodfield Elementary School)

Attendance:

Board Members:

Cheryl Yost, President
David Gonzalez

Jen Wrona, Treasurer
Daniel Thorpe

Judy Stephenson, Secretary

Community Members: (Homeowners & Guests): Chris Marth Doug Verdin

Open HOA Board Meeting – Cheryl Yost

Request for Additions – There were no requests for additional agenda items.

Minutes:

1. Call for questions or revisions to the April 11, 2024, HOA Annual Meeting minutes and Board meeting minutes.
2. Motion was made to approve the April 11, 2024, HOA Annual Meeting minutes and Board meeting minutes as presented. Motion was seconded and carried unanimously.

Treasurer Report – Jen reported:

1. Water bill: Our water bill was higher this month, as expected, due to the fact that the pool was filled in preparation for the upcoming pool season.
2. Outside Pool Memberships (OPM): Income from OPMs is lower than expected so far. Hopefully, we will get more pool members as the season begins.
3. Financial report: Judy had a question about the variance. Jen will check with Lynn and get back to her.

Other:

CCOC training reminder: If anyone has taken the required CCOC training, Community Governance Fundamentals, please send your completion certificate to Jen for our records, and so that she can update the CCOC website with your new completion date. Newly elected and reelected board members have 90 days to complete the training.

Election of Officers – delayed because not all current officers were present at the meeting.

ACC Updates – Judy reported:

1. 1 Property Improvement Request approved.
2. 2 resale certificates completed.
3. 1 violation notice issued (sporting equipment in common area).

Capital Projects Update:

1. Doug Verdin reported:
 - Pool building Overhang/Support Repair – original plan was to replace the steel poles with 6 x 6 timbers. Further investigation showed this would not work. Cut bottoms off, ground

off footings put in new base plates, primed them, poured concrete. Look like they did before. Caulked around new concrete. Put weeps at bottom to take care of condensation that was causing rust. Also redid the concrete under overhead door. There is still some work to be done.

2. Path Replacement Phase 3 – Cheryl reported

- Scheduled to start on or about May 20, at the junction behind WPT then over dam, uphill into park & end on RFW.
- Will put up closed signs on the path and no parking on Rolling Fork staging areas (start & end area). Purchasing laminated closed signs for path area ≤\$100
- Info will be posted on the website. Send out an eblast reminder on 5/16-17.

3. Shed Replacement –

- Cheryl reported trash shed ordered and approx. 6-8 weeks before delivery.
- Doug reported: Communicated with the Department of Permitting Services regarding two options for placement of the shed. One option (next to the pool house) would require a permit from the County, which includes engineering drawings and detailed specs of the shed. The DPS reviewer stopped by and looked at the site. Putting in where stakes are marked will allow for approval without going through the permitting process.
- Pricing –
 - Quote 1: \$1,500 to build pad with 6 x 6 timbers, stone and asphalt.
 - Quote 2: \$2,500.
- Cheryl mentioned the need to talk with J&J regarding new shed totes and pickup details. Cheryl will ask Drew to contact them.

A motion was made to move forward with placing the shed in the location marked by stakes, motion was seconded and passed with 4 “ayes” and 1 “nay”.

Pool Updates –

1. Cheryl reported on status update from Jeff per discussion on Tuesday, May 7.

- a. ADA lift not repaired and might not be able to be repaired. Jeff is still working on the issue, but we might have to replace it. Repair could cost ~\$1,600 for part with an approximate total of \$1,800 with installation. He will keep us posted. Jeff noted the ADA lift is not “technically” required for “private pools”, so we can operate without it if the chair itself is not visible on the deck.
- b. Other minor items in need of repair that do not affect the inspection will be handled after the pool opens and during the timeframe school is in session.
- c. Staffing: new manager, Paige Callis; assistant manager, Dominick Flynn. Some lifeguards have been hired but are still finalizing the rest of the staff.
- d. Pool cleanup and set-up will be starting soon, including staff meetings, staff training, etc.
- e. The missing 8 replacement chairs are due to be delivered tomorrow (5/10).

2. Cheryl reported on miscellaneous issues:

- a. Electrical work completed by TriStar which included the exhaust fan which broke again and is required to open. Motor seized so the fan was replaced at a cost of \$540. Discussed with TriStar & Jeff this problem. Jeff stated this problem is happening frequently with other pools too. Need to consider budgeting and replacing it with a new and upgraded exhaust system out the front of the building or the roof. We will probably combine some of the electrical & move to capital (discuss later).

- b. Need to order the rectangular umbrella for new rectangular table and 1 round table umbrella to have on hand. Noted 7.5 ft round are ~\$340 each, no rectangular umbrella available in matching style but a square 8x8' at \$520 with pullies or 10x10 with pullies at \$640. These large umbrellas would also need a different base at \$300-\$400 square 65-90 lb.
 - c. Backwash pit and control system yearly maintenance completed – no issues (Mallick is holding to their previously quoted yearly price for the third year).
 3. Pool Opening – Discussed opening weekend membership admittance, i.e., admitting or not admitting members in-good-standing who did not send in their Info Sheets prior to opening but complete and hand us their completed form at the pool. Consensus from board was to hold to our rules and only admit members who completed the forms prior to opening. Cheryl and Judy will be on hand to accept forms on opening weekend.
 4. Memberships Stats–
 - a. OPM's paid ~102 and 89 Info Sheets received. Memberships: New = 10, Relinquished = 16 and ~32 not paid and no response to reminders.
 - b. Residents' forms received ~100 out of 308, and we currently have 2 homes for sale and 17 not-in-good standing,
 - c. Currently processed all but ~25 Info Sheets received.
 5. The board discussed the 5th grade Woodfield Elementary School graduation pool party. A motion was made to approve a contribution of up to \$300 to cover the cost of the party. The motion was seconded and was approved with four board members voting “aye” and one abstaining.
 6. Discussed potential Opening Day pizza sponsored by Daniel Thorp. Daniel was reminded that per our Pool Rules & Guidelines he could not give away Frisbees or other types of hard toys at the pool opening or at the Dog Swim in September.

Pool/Social Committee Meeting -- After the May 9, 2024, HOA Board meeting, David Gonzalez submitted the following supplemental report of the topics discussed at the April 18 Pool/Social Committee Meeting (Attendance: Dave, Jen, Cheryl, Katie Smith, Cheryl Shores):

1. Swim Team
 - Staffing - 2 returning JR coaches
 - Pool Forms
 - Swim team - practices, events
 - 5/29 - 1st practice with NEW SWIMMERS only
 - 5/30 - Practice begins
 - Practice Times
 - Swim team Roster - send to Lynn Patton (Families) and Cheryl (roster) to put into computer
 - Block off party area for swim team events (ice cream social, Pasta Pig Out)
 - Ice Cream sales - Venmo and Tickets
 - Fundraisers - Put in Drew's newsletter, put on webpage (flier), & put at the front desk
 - Bulletin boards - Swim team, community
2. Pool Members Private Pool Parties - when can do it, price, etc.
3. 5th grade pool party
 - Talk with Jeff about Contract - how much will it cost
 - Ask last year's people
 - How much in the budget to do this?

4. Swim lessons -- Times - 11-11:45 - who to pay? Madeline run?
 - adults
 - private -- keep current structure
 - semiprivate -- start with semi (2-3 kids)
 - group
5. Trash solution -- On right side of clubhouse - flush - walkway to sidewalk
6. Social Events
 - Pool events -- opening day, 4th of July, swim banquet, dog swim
 - Fall event -- Community yard sale (at their house)
 - Winter events – TBD
 - Spring event - TBD

Grounds Updates –

1. Cheryl reported:
 - Tennis/Pickle Ball Court – There was damage done to one of the nets over the winter. Cheryl requested a volunteer to take over the maintenance portion (repairs, contractors, bids, seasonal net placement, door & lock oiling). Applications for & distribution of keys will still be handled by Accountable Bookkeeping Services and Cheryl. No one volunteered. Cheryl will reach out to Charles Vaillancourt to see if he would be willing to take this responsibility.
 - Tree Removal Melrose Area – both areas appear to have been completed but the portion behind the single-family homes has not been reviewed.
2. Daniel reported that he has exhausted the budgeted amount for tree maintenance. The nearly completed work will use 100+/-% of that budget. This is before any big storm damage, the half dozen oak trees that are soon to be evaluated and a waiting project of tree removal behind Marsh Point Ct.

General Business:

1. Girl Scout Yard Sale: Judy reported that the Girl Scout contact (Debbie) reached out and asked if the Board was interested in the Girl Scouts hosting a community yard sale in September. The Board indicated that they would like to partner with the Scouts on a hybrid event where community members could have individual sales at their own homes. The Scouts could charge to have participating residences entered on a map and could also hold their own sale in the pool parking lot. Mid-September would be perfect.
2. Hearing: Judy represented the HOA at a court hearing regarding a homeowner’s appeal of a court decision. The defendant did not appear. Our attorney presented the current accounting of past-due HOA fees and the court indicated that the amount due would be reviewed.

Meeting Adjourned

Currently Scheduled Board Meeting Dates:

May 9, 2024 June 13, 2024 July 11, 2024 (at pool) *No August meeting*

*Dates subject to change – Updates will be posted on the community web page at **PlantationsTwo.com** and the sign board at the entrance to the neighborhood.*