

**Plantations Two Community Association**  
**HOA Board Meeting Minutes – March 9, 2023**

*(In Person Meeting held at Woodfield Elementary School)*

**Attendance:**

***Board Members:***

Susan Hatter, President      Cheryl Yost, Vice President      Jennifer Wrona, Treasurer  
Judy Stephenson, Secretary      Jeson Jackson      David Gonzalez      Drew Lowe

***Community Members: (Homeowners & Guests):***

**Open HOA Board Meeting – Susan Hatter**

**Minutes:**

1. Call for questions or revisions to the Feb. 9, 2023, HOA Board Meeting minutes.
2. Motion was made to approve the Feb. 9, 2023, HOA Board Meeting minutes. Motion was seconded and carried unanimously.

**Treasurer's Report – Jen Wrona reported:**

1. Titus Trash is continuing to charge us a 10% fuel surcharge. The website mentions a 14% fuel surcharge, but our bill has not reflected this.
2. Our WSSC bill was again over \$700. We are still using no water; Jen is planning to call WSSC after we receive the next bill to ask for a meter reading since they are still estimating our meter reading, and not reading both meters remotely.
3. Our personal property tax form is due next month, but we can get an extension until June 15<sup>th</sup>. An extension has been submitted for both federal and state taxes by our accountant, Ira Miller. He hopes to get the taxes and audit done in the next couple of months.
4. The CCOC sends us an annual letter to ask us to update our information on their website, including a list of rental properties. Lynn sent me a list of the rental properties that we are aware of, and they have been uploaded. Board information has also been updated. The CCOC is increasing its fee this year by 6.5% from \$1,540 to \$2,002.
5. Jen is planning to transfer half the amount budgeted in October into Capital Reserves, either into our Money Market or a new CD. Depending on Capital reserves spending, we can transfer more later in the year.
6. There are no financial reports this month. We will review financial reports again in April.

**ACC Updates – Cheryl reported:**

1. No Resale Certificates
2. Completed 2 Home Improvement Requests
3. Sent letter of concern – dead tree endangering stair rails

**Other:**

1. **GoDaddy Problem** – Cheryl reported on the Board's email system which is no longer forwarding emails to the board. The system does receive emails, but we cannot forward, reply, or send new messages even when logged directly into the GoDaddy account. Spent time on the phone with a tech that could not fix the problem but was looking into it. Tech did not call back, so I will call in again tonight or tomorrow.

2. **Boy Scout Mulch Sale** – Cheryl reported that due to the Board email problem she is unable to send an eblast regarding closing the Pool Parking Lot for the mulch sale. Instead, Doug Verdin & Cheryl posted signs at the parking lot. They also met with Val Spring (Boy Scout contact) and worked with him to rope off the parking lot for the sale.

**Pool Committee** – Cheryl reported:

1. Signed the pool work project quotes:
  - Backwash Effluent Pump Maintenance (Mallick Plumbing). Will schedule work once Jeff (Georgetown Aquatics) cleans the pool & turns on the water (required to do the maintenance).
  - Overhead Door Safety Chain (GGD, LLC) on order and will be installed once the parts arrive.
  - Pool Building Doors & Frames (Liberty) replacements (3 single & 1 double door & frames) on order and will schedule install once the steel doors arrive. Painting is not part of the contract and we are working on finding a painter & getting a quote.
2. Committee is still reviewing possible alternatives for replacement and new tables.
3. We will call Jeff (Georgetown) to see if he has any updates on the pool slide and alternate furniture pricing.
4. Resident Information Sheets & 2023 Season Information is ready to send out to the community. Awaiting repair of email account to eblast out the information to the community. If the email is not fixed, we might have to either mail the info or do door hangers. Will post information on web page and on sign board.
5. Made changes to consolidate & correct information on the current web page Pool section and updated the online payment page with current OPM pool membership pricing. Planning on some more future improvements to the Pool page.
6. Starting to receive a few OPM pool payments and forms.
7. Next Pool Committee meeting is April 30 at 7:00 pm at the school. Committee will contact the Swim Team managers to set up a pre-season meeting with them sometime in April.

**Web Site Updates** – Jeson Jackson

Jason was able to get into WIX and mocked up new home page. Drew offered to have neighborhood pictures taken for the web site.

**Grounds Report from Contract Manager** –

Judy will reach out to Daniel regarding tree down behind 9571 White Pillar  
Daniel and Doug did the spring walkthrough with C&C Landscapers

**General Business**

1. Boy Scouts Mulch Sale – Cheryl will post information on the website regarding when the pool parking lot will be unavailable to the community.
2. Community clean-up – Drew will call Rosie Tomlinson about bringing in dumpsters or participating in the event already planned for April 23. Susie will reach out to Boy Scouts about clean up assistance. Drew's shredding event is on April 23 from 10-1, community clean up will be from 12-2.
3. Girl Scouts Yard Sale – Looking at May 20<sup>th</sup>. Susie shared what we have done in years past. Residents pay \$5 for two spots and non-residents pay \$10 for two spots. We can help promote. We have a big sign that can be used to advertise the yard sale.
4. Titus Trash issues – consider request from a resident to change the day that trash is collected because it gets crowded in the townhouses when trash and recycling bins are put out on the same day. The board decided not to make this change on the basis of one complaint.

5. Judy will draft a call for nominations email for annual meeting.

## **Meeting Adjourned**

### **Currently Scheduled Board Meeting Dates:**

March 9, 2023

April 13, 2023 (Annual meeting)

May 11, 2023

June 8, 2023

*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.*

*Meetings held at Woodfield Elementary School, 7:00-8:45 pm, unless otherwise posted.*