

Plantations Two Community Association HOA Annual Meeting Minutes – April 11, 2024

(In Person Meeting held at Woodfield Elementary School)

Attendance:

Board Members:

Cheryl Yost, President Drew Lowe, Vice President Jennifer Wrona, Treasurer
Judy Stephenson, Secretary Daniel Thorpe David Gonzalez

Community Members: *(Homeowners & Guests)* Kenneth Good Lynda Schrack

William Shores Cheryl Shores Doug Verdin Charles Vaillancourt

Annual Meeting Opened – Cheryl Yost opened the annual meeting and provided copies of the 2023 Annual Meeting Minutes which were approved & published on our website in May 2023.

2023 Financial Overview -- Jennifer Wrona reported 2023 expenses were slightly lower than expected and income was higher, due in part to higher interest rates. Therefore, we were able to contribute the entire 2023 amount budgeted into Capital Reserves, even though we spent approximately 20K. The 20K spent was on pool house doors. We also increased the amount we will be contributing by 5% in our 2024 budget, as recommended by the 2022 Capital Reserves Study. We are doing better than expected in trying to reach our 30-year goal as described in the 2022 Study.

Annual Accomplishments and Activities -- Cheryl recognized the Board for handling the many routine activities required to keep the community operational, which are underappreciated but should be considered major accomplishments for our small group of dedicated volunteers. Ongoing activities include tasks such as:

- Managing, monitoring, and executing all financial functions, architectural control responsibilities, grounds maintenance, pool maintenance, pool memberships, swim team coordination, etc.
- Reviewing, coordinating, and updating documentation to remain compliant with changing state and county regulations.
- Reviewing standing contracts and sending out for bid to ensure competitive pricing. Overseeing contractors, conducting inspections of community property and capital assets, and prioritizing maintenance and repairs within our operational and capital budget constraints.
- Bidding, reviewing quotes and approving non-contractual maintenance, repairs, and capital projects.
- Dealing with varied questions, requests and complaints.

Cheryl highlighted the following board activities:

- Adopted a new online software program to streamline accounts receivable and payable.
- Restructured and redesigned the community website. The new site is currently in soft launch review and testing with a target launch date of June.
- Welcomed a Little Free Library sponsored by the Lowe family.
- Coordinated Boy Scout & Girl Scout sales events.
- Capital Projects completed--replacement of nine pool house steel doors and frames, installed code required overhead door safety chain and locking storage cabinet, and purchased replacement pool deck furniture.

- Conducted bids, received & reviewed quotes, accepted bid, and approved costs for three capital projects in progress or pending a start date.

Cheryl reported that the HOA continues to deal with varied acts of vandalism to community properties. Unfortunately, The repair and clean-up costs associated with these acts of vandalism impact everyone in the community, adding increases to annual dues.

ELECTION OF BOARD MEMBERS:

- Cheryl opened the election and called for Verification of Quorum
- Jen Wrona reported for purposes of a quorum there were 135 qualifying proxies and later verified there were 8 qualifying homeowners attending in person.
- Inquiry made about any questions regarding the election process; there were none.
- Cheryl asked if there were any nominations from the floor; there were none.
- Cheryl stated that the ballot consisted of the following candidates: Three current board members running re-election for new three-year terms included David Gonzalez, Judy Stephenson and Cheryl Yost who all indicated their interest in continuing to serve on the board. Charles Vaillancourt submitted his name for consideration for a board seat and agreed to fill a vacant two-year term.
- Cheryl called for a vote for the four candidates. Vote taken.
- **The Vote was unanimous for all four candidates.**

New HOA Board Member Terms as of April 11, 2024 elections:

	<u>Elected or Appointed</u>	<u>Term Expiration</u>
Daniel Thorpe	3-year term in 2022	expires in 2025
Drew Lowe	3-year term in 2022	expires in 2025
Vacant	3-year term in 2022	expires in 2025
Jennifer Wrona	3-year term in 2023	expires in 2026
Jeson Jackson	3-year term in 2023	expires in 2026
Charles Vaillancourt	2-year term in 2024	expires in 2026
David Gonzalez	3-year term in 2024	expires in 2027
Judy Stephenson	3-year term in 2024	expires in 2027
Cheryl Yost	3-year term in 2024	expires in 2027

Annual Meeting Closed