

Plantations Two Community Association

HOA Board Meeting Minutes – July 17, 2025

(In-Person Meeting held at Plantations Two Community Pool)

Attendance:

Board Members:

Cheryl Yost, President
Treasurer
David Gonzalez

Drew Lowe, Vice President

Jennifer Wrona,

Community Members: *(Homeowners & Guests)* – Kelsey Homonal, Katie Riley,
Lynda Schrack, Doug Verdin, Kathy Zegowitz

Open HOA Board Meeting – Cheryl Yost welcomed members and introduced the board.

Request for Additions to Agenda –

Request made to add Sara Lowe is volunteering to become the Social Committee Chair.

Minutes:

1. Noted that the June meeting was cancelled due to the fact there was not a quorum of Board members available.
2. Call for questions or revisions to May 8, 2025, HOA Board meeting minutes; none received.
3. Motion was made to approve the April minutes, motion was seconded, motion approved unanimously.

Treasurer Report –

Jennifer Wrona reported

1. Delinquencies: There are currently 5 homeowners with the attorney.
2. Pool memberships: There are 134 Outside Pool Memberships (OPMs) so far, including Trial memberships.
3. Payphone: The payphone was removed by PTS in June.
4. Financials: The financials were emailed to the board for review.
5. Taxes and Audit: The CPA who does our taxes and audit has sent a list of items he requires for both. Our state and federal taxes are due August 15th. We have received our personal property tax bills which are due by September 30th.

Cheryl Yost ...

6. Reported final decision made by previous discussions with Board and our financial volunteers to hold the 2026 budget planning meeting on Wednesday, August 6 *(note this is a closed work meeting)*.
7. Suggested scheduling all our upcoming meetings from September 2025 through July 2026 for 7:00 pm at Woodfield ES. After August 15, when the county scheduling system is available, Jen will attempt to reserve the staff lounge for our meetings on the 2nd Thursday of each month (except December) if the room is available. If not, new dates may need to be selected.
8. Stated regarding homeowner's unpaid annual dues:

- The board, along with our bookkeeper, has a set of guidelines and policies for collecting dues, and the board gives homeowners multiple chances to work out payment plans with the HOA. Additionally, we also work through multiple legal steps to accomplish collecting back dues. However, eventually the HOA in conjunction with legal counsel must take more aggressive legal steps to accomplish the collection of unpaid dues.
- Reported on Monday, July 14, she attended a hearing with our legal counsel David Gardner pursuant to filing a complaint in support of judgment against a homeowner for unpaid back dues, interest, legal fees, and court costs incurred attempting to collect the dues. Judgment in this case was awarded to the HOA.
- Pointed out that even though we received a positive judgement in the above case the HOA board, our bookkeeper, legal counsel and staff work each month to resolve collection issues which are time-consuming and expensive, but the board will do what is necessary to follow up on all collections.

General Business: Cheryl –

1. Reminded the board that **all vendors and contractors** working or selling on the Plantations Two community property can only do so after a board approval vote, and that they are required to provide the HOA with a Certificate of Insurance (COI) naming Plantations Two Community Association, Inc. on the COI. HOA is a business, and we must operate as such or risk refusal of coverage or loss of our insurance if a vendor is not insured, licensed or approve.
2. Discussed email request received regarding possible rental of pool for a non-community private event for ~100 attendees, in August during pool business hours which would require the pool to be closed to all members for several hours during the event. Cheryl also referred to her email to the board stating her concerns about renting our pool for such functions. Board discussed possible options for renting the pool in the morning hours once school is back in session and the pool is closed from noon to 4:00 pm. Cheryl was asked to discuss the event with Jeff, Georgetown Aquatics and to follow up on the request to see if the company is still interested in renting the pool.
3. Discussed email received requesting the Board send out a letter regarding an individual living in our community who is a potential threat to public safety and our children. This same issue has been discussed by homeowners and the board in the past. The HOA previously decided that these types of issues should be reported to the police, and the board should not send out notices. The board decided that they should not revise the previous decision.
4. Requested that the board consider a reassignment of the board position of Secretary since Charles is not available on a regular basis to attend meeting and prepare the minutes. She asked if there were any volunteers available that were willing to take the position of Secretary. Kathy Zegowitz volunteered. A motion was made to elect Kathy to fill a vacant board member position and to be voted into the officer position of Secretary, motion seconded, motion carried unanimously.

NOTE – due to an approaching storm and requirements to close the pool deck the meeting agenda items were escalated to the following critical decision items only:

Capital Projects & Repair Updates:

1. **Path Erosion Damage Issue Update:** The board voted in May to approve a contract for a \$10,000 (actual \$9,946.36) not to exceed budget. However, upon a second review of the

damaged area C&C had some concerns and submitted a new alternate quote to include putting in a larger drain from the existing erosion area and going under the path to the new erosion area. The new quote is now a total of \$11,120.00. Cheryl stated that she feels this to be a better solution and the increase over the approved budget of 1,120.00 seems reasonable. Since there were no questions or issues with the change a motion was made to increase the original approved amount to \$11,120.00, motion seconded, motion carried unanimously.

2. **Playground Update** – Drew Lowe reported that the new playground equipment delivery timeframe moved to sometime later in September and that the installation would be scheduled upon arrival of the equipment to the contractor.
3. **Parking Lot & Townhouse Parking Resealing & Restriping Update** – Drew reported that upon discussion with the contractor the project would be scheduled to start sometime after school is back in session. Drew will move forward with signing the contractor's quote and scheduling the work to be done.

7. Grounds Updates:

- **Tree of Heaven Issue** – Reported on a request made to remove a grouping of Tree of Heaven trees behind Marsh Point since they are invading a homeowner's property. Quote received. After consideration of the review of county's recommendations for treatment of these trees we reviewed with C&C and requested a revised quote using the additional step suggested by the county. C&C stated they were willing to do both the early and later fall treatment for same cost of \$3,350.00. Motion made to treat and remove the specified trees as quoted, motion seconded, motion carried unanimously.
 - Discussed with the homeowner (affected by the treatment of these trees) that she read the provided information regarding the use of the specified herbicide and she stated that she agrees with moving forward with the treatment near her home.

MEETING ADJOURNED due to thunder closing the pool.

Currently Scheduled Board Meeting Dates: None

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

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Information submitted in writing to the Board President prior to the meeting and not discussed due to meeting being adjourned early due to weather conditions:

ACC Updates – Judy unable to attend but she sent in the following report:

- 1 Property Improvement Request denied (adjusted and resubmitted – revised version approved)
- 3 Property Improvement Requests Approved
- 1 Violation warning notice issued.
- 2 Resale Certificates Issued
- 2 Revised Resale Certificates Issued
- Judy and Cheryl met with Johnny Bell from HOC on May 15 and reviewed the HOC properties on White Pillar Terrace.
- We received a new complaint from a neighbor about two HOC properties on June 9. Following several email exchanges, HOC addressed some landscaping issues. Per Jonny Bell, additional work is still in process.