

Plantations Two Community Association
HOA Board Meeting Minutes – January 9, 2025

(In-Person Meeting held Woodfield Elementary)

Attendance:

Board Members:

Cheryl Yost, President	Drew Lowe, Vice President	Jennifer Wrona, Treasurer
Daniel Thorpe	David Gonzalez	Jeson Jackson

Community Members: (Homeowners & Guests) – Amy Hoople, Boy Scout Troop Rep

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 November 14, 2024 HOA Board meeting minutes. Request made to remove sentence under Capital Projects, item 4 listing a contractor’s potential estimate since this was not relevant and listing estimates can influence contract bids. Minutes will be corrected.
2. Motion was made to approve corrected November minutes, motion was seconded, motion approved unanimously.

Treasurer Report

1. Financials - Jen Wrona reported:
 - Taxes: Discussion held with the accountant who does our taxes and audit, Ira Miller. He does not think that we will owe taxes this year, but we have more information to give him before he can make a final determination.
 - Insurance: There were changes and price increases to our insurance policies. Jen has been trying to contact our broker to clarify.
2. Dues Collection Update
 - Dues Payment Info Chart -- Jen with the assistance of Dave Wrona designed a new flow chart depicting our dues payment process. She will send to Charles for review and comment.
3. Compliant Applications – Cheryl Yost reported she received two Compliant Applications for Judgement from or legal counsel for back dues on two homeowners. Cheryl approved, signed, and returned the applications for judgement to Mr. Gardner for processing.

General Business:

1. Boy Scout Troop 945 Mulch Sale
 - Amy Hoople discussed the potential of holding their Annual Mulch Sale in our pool parking lot again this year. The dates needed are March 17-23 for receipt, storage, and deliveries of the mulch. Also requested potential need to reserve the lot for the following week to house undelivered mulch for deliveries on March 29-30.

- Discussed issues related to problems during the 2024 mulch sale.
 - The board agreed to host the mulch sale again with hopes for a better 2025 experience.
 - Amy requested potential projects the Scouts could help the HOA with this year. We suggested:
 - Help with community cleanup during our Earth Day functions in April.
 - Help again moving pool furniture out of storage onto the pool deck in May.
- Amy agreed and asked us to email her potential dates to add to the Scout's calendar.

ACC Updates – Report provided via email:

1. Completed 3 Resale Certificates
2. Revised 2 Resale Certificates

Capital Projects & Repair Updates:

1. Pool ADA Lift: Cheryl reported that the broken lift had been removed and disposed of by Jeff (Georgetown Aquatics). The new lift & adapter plate have been ordered. Awaiting delivery and installation in late Spring.
2. Tennis Courts – Currently no updates.
3. Playground – Drew Lowe reported:
 - Drew met with a former contractor who did the last upgrade to the playground to discuss potential upgrades and costs.
 - Discussed different types of replacement equipment, addition of other equipment, new benches, potential for expanding the footprint of the playground, and changing to a rubber ground cover instead of the special mulch currently in use.
 - Drew stated the cost of playground equipment and improvements was much higher than expected.
 - Board discussed Capital budget reserves for the project and the potential of revising the Capital items to reflect current costs.
 - Research on this project is still on-going.

Grounds Update:

1. Tree Update - Daniel Thorpe reported:
 - 12 dead or dying trees around the community common areas were removed by our contractor in November.
 - Discussed tree that fell over on the common area along Route 124 between our entrance and Woodfield school. Daniel contacted the state DOT to discuss who is responsible for the removal of the tree. State DOT stated the tree is on the right-of-way and their responsibility will be removed as soon as practical.
 - Discussed potential problems with a tree near Melrose Square and school crossing area. Daniel is doing further research regarding the tree.
 - The board discussed the potential of trimming the older large White Pillar and Melrose Square peninsula trees of deadwood and branches in the spring. Daniel stated he typically would review and schedule a “Block Pruning” for that type of project and will schedule a review with the contractor in the spring to potentially schedule the project.
 - Cheryl reported on a homeowner's request to convert a White Pillar peninsula (where a tree was removed) to a parking space. She responded to the homeowner that the county would need to approve this type of change since it is part of our original county approved site plan and peninsulas are an environmental requirement to provide shade coverage over hard

surfaces. She also stated that the extensive cost involved in making this change would involve engineering and repair of the parking area, curb & gutter, and sidewalks. This type of change is currently not a feasible consideration.

Pool Operations Updates - Cheryl reported:

1. Internet Update – NO current information and awaiting a call back from COMCAST to provide connectivity and installation at the pool.
2. Membership Mailings
 - Both Residential & Pool Info Sheets did not require changes (except date). Forms are ready to be posted online, mailed and/or distributed.
 - Outside Pool Members (OPM) – Jen, Lynn & Cheryl worked minor changes and updates to Financial Policy & Season Renewal information. Family and Individual memberships were increased as per our approved 2025 budget. The OPM invoices, Financial Policy & Seasonal Renewal Info will be mailed out to OPM members mid-February.
 - Residential Members – Seasonal Renewal Info is being reviewed, and minor updates are being done to correspond with changes to OPM Renewal Info.
 - In general, changing wording to encourage all members to use the online fillable Pool Info Sheets and to email the forms to the pool email. Both online and check payments are still acceptable.
3. Pool Rules – Working on a draft revision to incorporate changes to improve to regulations related to issues discovered during the 2024 pool season along with changes and/or additions to correlate with the MC public pool rules. Cheryl will distribute potential changes to Pool Committee members for input and to be discussed at a future HOA board meeting.
4. The board discussed the status of pool slide. Ongoing repairs are currently working; however, we should reevaluate the ladder and platform and investigate potential replacements.

Pool General & Social – No updates.

Meeting Open to Floor -- No questions or comments.

Meeting Adjourned

Currently Scheduled Board Meeting Dates:

February 6 March 6 April 10 May 8 June 12

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