

**Plantations Two Community Association**  
**HOA Board Meeting Minutes – November 16, 2023**

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

**Attendance:**

***Board Members:***

Cheryl Yost, President                      Drew Lowe, Vice President      Jen Wrona, Treasurer  
Judy Stephenson, Secretary      David Gonzalez

***Community Members (Residents & Guests):***                      Chris Marth                      John Stuart

**Open HOA Board Meeting – Cheryl Yost**

**Request for Additions –** There were no requests to add agenda items.

**Minutes:**

1. Call for questions or revisions to the October 19, 2023, HOA Board Meeting minutes.
2. Motion was made to approve the October 19, 2023, HOA Board Meeting minutes.  
Motion was seconded and carried unanimously.

**Treasurer Report –** Jen Wrona submitted the following report:

1. The community bookkeeper has received about \$60,000 in dues. There has been some confusion about the new address for mailing payments. Cheryl will send an email and put a notice of the new address on the community web site.
2. There were no questions about the financial reports.

**Web Site Overview:**

Judy and Cheryl have reviewed the new web site and are compiling feedback which will be provided to Jeson when finalized.

**ACC Updates –** Judy reported:

1. 3 property improvement requests received (2 pending, 1 approved with notes).
2. Board discussed a resident's improvement request for an exception to our rules/guidelines. The board declined the request, and the improvement form was unapproved.
3. 1 Violation Warning letter issued.

**Grounds Updates:**

New County Electric Leaf Blower Law – The CCOC has requested that community associations send information to landscaping contractors with a link to a survey that will help the county develop a rebate program for the purchase of electric leaf blowers. Cheryl will send this information with a link to the survey to C&C Landscaping.

**Pool Committee Updates:**

1. The Pool Committee met on October 26 at Woodfield Elementary School. Attendees included Helen Griffith, David Gonzalez, Linda Schrack, Daniel Thorpe, Jen Wrona, and Cheryl Yost.

2. Committee discussed family vs. per person fees for outside pool members (OPM).
3. Discussed and decided to begin advertising OPM Trial Memberships early in the season.
4. The committee recommended increasing the fee for pool parties from \$50 to \$125. The HOA board made a motion to approve this increase. The motion was seconded and unanimously approved by the board.
5. The committee is evaluating different styles of table replacements, purchasing a new larger table (picnic) for the party area, and free-standing cantilevered umbrellas.
6. Swim team 2023 recap presented and discussed potential changes for the 2024 season.
  - Approximately 120 kids participated in the 2023 season.
  - New swim practice times were discussed and approved as follows:
    - When school is in session, practices will be held from 3:30–6:30 pm.
    - When school is out, practice will be held from 7:30–10:30 am.
7. Dave will be creating a plan to coordinate swim lessons provided at the pool. Lessons will be held from 10:30–11:30 am after school has closed.
  - Swim lessons will be promoted earlier to increase the number of kids taking lessons sooner to benefit the swim team and the community.
  - Jeff (Georgetown Aquatics) is supportive of the HOA/Pool Committee promoting and coordinating swim lessons.
8. The Pool Committee is also discussing community events. The committee is proposing one event per month when the pool is open. This could include a opening day kickoff event, a family day and the dog swim. In addition to the summer pool-related events, the committee would also like to consider quarterly community events such as:
  - Spring event (an egg or scavenger hunt)
  - Fall – Halloween parade.
  - Winter – festival, drive-in movie, New Year’s party.
  - There was a suggestion to do a business-to-business event.
9. Pool Capital Improvement Updates
  - Cheryl reported the approved pool door replacements contract sent to Liberty Lock & Security. The work is scheduled to start on December 4 and should be completed by the December 7. The doors will be painted in the Spring when weather is warmer.
  - Cheryl reported that Doug Verdin reached out to potential contractor about repair to the support poles & overhangs of the pool house. The vendor sent an updated quote for \$21,175 which is about \$2,000 more than the previous one. Drew is going to see if he can find another contractor within the next week for an alternate quote. A motion was made to move forward with the new price unless Drew can find a different contractor at a lower price within the next week. The motion was seconded and unanimously approved.
10. A new trash shed or trash area is still being discussed by the pool committee.
11. The next Pool Committee meeting is scheduled for November 30 at 7 pm at Woodfield Elementary. Jeff (Georgetown Aquatics) will present the end of year report, furniture pricing and potential contract pricing changes.

**General Business:**

1. Drew and Sara Lowe are interested in establishing a Little Free Library for the community. A motion was made to allow for a Little Free Library to be installed on common area in the tot lot or in the common area behind White Pillar Terrace. The Little Free Library would be sponsored and maintained by the Lowe family. The motion

was seconded and unanimously passed. Details will be provided to the board for review prior to installation.

2. CCOC Amendment to County Code requiring Board of Directors' mandatory training be renewed every 3 years. Jen noted that Drew, Jen, Daniel and Cheryl need to retake the training.
3. Parking Commercial Vehicles update – our parking resolution controls community parking lot and townhouse parking spaces. Decision made to add a copy of the resolution to our web page.
4. Boy Scout Tree Sale update – There was a question about when the Boy Scouts plan to start selling trees. Drew is going to check and once the dates are reconfirmed, we will put the information on the web site.
5. Email from John Schlee re: online Business Profile. Not clear what he is asking. Will follow up with John for more information and will probably ask him to shut it down. Community members should not be responding to community questions on behalf of the Board without permission.
6. Community member commented that the new trash service has been going well. Jen reported that she requested a bulk pickup, and it went well.
7. John Stewart reported two country trees have been marked for attention on Rolling Fork Way.
8. Community member commented that it is easier to hear the proceedings in the Woodfield Elementary School media center than it is in the teachers' lounge.

### **Meeting Adjourned**

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

November 16, 2023	<i>No December meeting</i>	January 11, 2024
February 8, 2024	March 14, 2024	April 11, 2024 (Annual)
May 9, 2024	June 13, 2024	July 11, 2024 <i>No August meeting</i>

*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.*