

Plantations Two Community Association
HOA Board Meeting Minutes – September 21, 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		
Jeson Jackson	Daniel Thorpe	David Gonzalez

Community Members: (Homeowners & Guests): Kenneth Good Gessica Silva Beleza
Allison Smith

Open HOA Board Meeting – Cheryl Yost

Minutes:

1. Call for questions or revisions to the July 13, 2023, HOA Board Meeting minutes.
2. Motion was made to approve the July 13, 2023, HOA Board Meeting minutes. Motion was seconded and carried unanimously.

Treasurer Report – Jen Wrona submitted the following report:

1. Titus Trash continues to charge 10% surcharge.
2. Taxes were filed before the deadline of August 15, 2023.
3. We did not owe any Federal or State taxes, just personal property.
4. Have not received final version of the audit.
5. The new bill paying app is working well. The monthly cost is \$79 per admin, \$29 per approver, and we have two administrators and two approvers. It will save money on bank fees and make auditing easier.
6. Jen mailed the budget newsletter in early September. There were no questions on the budget.
7. There were no questions on the financial reports.

ACC Updates – Judy reported:

1. 1 final resale certificate issued.
2. 3 violation letters issued.
3. 2 property improvement requests received and signed during the meeting.

Web Site Updates – primary objective is to make our web site mobile-friendly, less cluttered and easier to make updates. Currently scheduled for a soft launch at the end of October with a finished product launched by the end of November. Will be working on colors and photos. Jeson is looking for quality photos of the neighborhood. Jeson sent a link to the site that the designer has been developing and board members will send feedback. Will spend more time at the next meeting to discuss in depth.

Grounds Report:

1. Townhouse reserved parking space number repainting – Cheryl reported:
 - a. The repainting project was completed for both White Pillar & Melrose Square.
 - b. Some townhomes needed to be reminded to move their cars. Everyone complied and moved their cars while the contractor was in the process of setting up to do the painting.
 - c. There was an extra charge because the parking lot was not cleared/cleaned prior to the contractor's arrival to do the work. Typically painting is done on newly sealed or paved parking lots. The contractor agreed to do the cleanup of the leaves and dirt for an extra cost.
2. Trash Contract – Drew Reported: We rebid and contracted 1.5 years ago with Titus Trash. During the life of the contract, a fuel surcharge was added with no clear explanation of how long that would last (Titus was not responsive). Went back to get pricing from other companies but did not get calls back from Waste Management, B&B or Next Generation. J&J has come back and said they could handle our neighborhood with pickups on Monday and Thursday for \$8.50/house. Bulk pickups are free of charge but must be scheduled in advance. They are offering a 3-year contract with 5% increase per year. They are willing to split marketing costs to update the neighborhood on the new pickup days.
 - a. A motion was made that if Titus can't match the price quote from J&J, or offer a reasonable accommodation with a defined fuel surcharge policy, we will contract with J&J. The motion was seconded and passed unanimously.
 - b. Drew will follow up with Titus and J&J and report back to the board.
3. Cheryl reported that if we wish to move forward with Phase 3 of the path replacement project it cannot be scheduled to be done until Spring during warmer weather.
4. Daniel reported that he continues to monitor oak trees in the neighborhood. Decay has slowed, but about a dozen will probably be dead by next year. He has been working on a big pruning plan which includes removing about a half dozen trees that have died or declined and will be doing replanting and regular pruning of Crepe Myrtles.
5. Graffiti removal project. Box near Melrose cleaned pretty well. The box by pool has a textured surface which didn't clean as well. Comcast – if it doesn't affect the service, they don't care.
6. Discussed the need for repairing the benches in the tot lot.

Pool Updates:

1. David reported:
 - a. A pool/social committee meeting will be scheduled for October 26 @ 7 p.m. if a room is available at the school. This meeting will be announced to the community.
 - b. The swim team had a record of 2 wins and 3 losses and placed 5th in the divisionals and the relay carnival. Piranhas will probably move up another division based on this year's times.
 - c. The team needs more 8 and under kids. Next year will promote swimming lessons.
2. Cheryl reported:
 - a. The pool closing process seems to be going well and most items are completed. All closing will be completed by the end of November.
 - b. Due to the vandalism of the pool fence this summer, we had motion detector lights installed, but they are not bright enough. Currently negotiating pricing for a solution to correct the problem.
 - c. Waiting for an answer from Georgetown Aquatics regarding replacement of the broken chairs.

- d. Potential miscellaneous pool office repairs/changes:
- Install additional circuits for electrical outlets and mounted fans (current floor fans old & unsafe) to be installed in the office. Received outlet cost, but type of fans and installation still being negotiated. If there is money left in the 2023 pool budget after final pool invoices are received this could be a 2023 expense if completed before December.
 - Potential replacement of valve room electric wall heater (does not always come on automatically. Usually an extension cord is run from the electrical closet over to the valve closet to operate a floor heater which is unsafe. Received a quote for installation of new wall heater for \$950.00. Decision made to move forward with installing the new wall heater as a 2023 pool budget expense.
 - Discussed replacement of broken plastic supply cabinet(s). Proposed metal garage style wall cabinet (~\$1,500) to be permanently installed in lobby for supplies and 2 small desk height cabinets for the office for lifeguard lockers (~\$1,400). Board members expressed concern about the estimated cost of this project. Cheryl will explore other options.
- e. Capital reserve budgeted items:
- Discussed final 4 pool door replacements which were planned for 2024 capital budget (\$18,451.36 plus painting ~\$650-700). Request made to vote to proceed with project starting in December. A motion was made to approve this work. The motion was seconded and passed unanimously.
 - Discussed if we should proceed this year or in 2024 with repair/replacement of the pool building overhangs' rusted support poles (current bid Total Cost \$19,250). Project & discussion tabled until after the new budget is approved.
- f. Pool trash shed issue – discuss possible solutions and whether to replace the shed in 2024.
- Cheryl discussed 2 solutions which would vary dramatically in cost. First simply remove the broken shed and replace it with a new shed placed in a location away from the pool gate and on the other side of the pool building (cost ~\$2,000+/- shed & pad setup). Second, she presented an overview layout of an option to build a trash area onto the right side of the pool building and pool deck which would entail a concrete pad, adding new fencing, gate, and sidewalk (option not yet priced).
 - Daniel proposed a different solution that would screen the trash cans in an area in front of the pool house.
 - Cheryl and Daniel will research pricing for the different proposals and provide information at a future board meeting.

General Business:

1. A No Parking sign has been knocked down next to the south entrance to Melrose Square Way.
2. Community members asked if the board solicits input from residents on service providers. The Board reviewed the ways that it communicates with residents (web site, notification board, email blasts) and shared that residents rarely respond.
3. A community member asked about what complaints are received from residents. The Board responded that the complaints received most often are about dog waste, trash and traffic (speeding and parking on the streets).

Meeting Adjourned

Currently Scheduled Board Meeting Dates:

September 21, 2023	October 19, 2023	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	

*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.*