

Plantations Two Community Association
HOA Board Meeting Minutes – June 14, 2022

(In Person Meeting held at Woodfield Elementary School)

Attendance:

Board Members:

Susan Hatter, President Cheryl Yost, Vice President Jennifer Wrona, Treasurer
Judy Stephenson, Secretary
Daniel Thorpe David Gonzalez

Community Members: (Homeowners & Guests) –

Istvan Harsanyi Susan Richards Douglas Verdin

Open HOA Board Meeting – Susan Hatter

MINUTES:

1. Call for questions or revisions to the May 12, 2022, HOA Board Meeting minutes.
2. Motion was made to approve the May 12, 2022, HOA Board Meeting Minutes. Motion was seconded and carried unanimously.

Election of Officers: Current slate of officers ran for reelection unopposed. A motion was made to accept the slate of officers, the motion was seconded, and the motion carried unanimously. Susan Hatter, President; Cheryl Yost, Vice President; Jennifer Wrona, Treasurer; Judy Stephenson, Secretary

TREASURER’S REPORT: Jen Wrona reported:

1. **Monthly Financial Report** was distributed to the Board prior to the meeting. Board members present signed the required form acknowledging that they reviewed the June 13, 2022, financial statements.
2. **Capital Reserve Study Update** – The HOA Board met on June 1, 2022 and reviewed the new draft capital reserve study. Judy will send feedback to Jen who will send feedback and final payment to contractor.
3. Personal property taxes have been filed.
4. CCOC requires us to update financial, budget & contact info and list of rental units and this has been done.
5. Annual dues payments are doing well, \$325,000 of \$330,000. \$51,390 in outside pool memberships payments have been received.
6. WSSC water bill is getting better. Jen will check with Jeff regarding any refunds.

Pool Committee –

1. Pool Membership Statistics to date after review of the 2022 Resident & Outside Member Pool Information Sheets coordinated by Lynn Patton, Jennifer Wrona & Cheryl Yost.
 - Total Forms Processed to date: OPM = 141 Residents = 232 Total = 373
 - Forms received & processed after May 26 = approximately 115 out of the 373
 - Approx. ½ of all the forms had some type of issue or missing information and required individual coordination with the member household

- Total extraneous individuals removed from processed Info Sheets to date = 228:
 - Resident Adults = 138, Outside Member Adults = 45
 - Resident Children = 39, Outside Member Children = 6
 - Access Tags Created for individuals not currently in system = approximately 320 brown tags and 300 red tags.
 - Members to date previously in the system with multiple key tags = approximately 15
 - Currently reviewing approximately 160 names (residents & outside members) in the system that are unknown, not part of a known membership or previous membership.
 - Swim Team Statistics to date per info received:
 - 48 Family Memberships with a total of 89 Children on the swim team
 - Consists of 25 Outside member families & 23 Resident member families
 - Member Party Requests received = 1
2. Backwash Pit Effluent Pump Repair (required to operate the pool):
 - Pump has seized, requires confined space entry repair which can take up to 8/9 hours. Quote received from Mallick Plumbing for \$9,800 (\$5,100 for work, \$4,300 for new pump & \$400.00 if the contractor needs to come out twice.
 - Mallick is available on Thursday (6/16) to do the repair.
 - Motion made to approve \$10,000 max to move forward with this capital repair, motion seconded; motion carried.
 - Going forward, need to pump pit out every year. If we do it yearly, we can put it in the budget.
 - Need to trim back some of the shrubs that are hanging over the pit manhole cover.
 3. Pool will close at 5:00 pm for Wednesday swim meets. Judy will put schedule on web site.
 4. Discussed possible pool events: (1) Movie Night – Labor Day weekend Saturday September 3 (Rain date Sunday September 4); (2) Dog swim would be the 5th 6-7. Noted: Social committee budget is \$700, and quiet hours start at 9 pm.

ACC Committee – Cheryl Reported

1. Completed 5 new resale certificates. 4 revised certificates. Two in progress. No property improvement forms received since last meeting.

Name Committee – Chris Goodrich, Chair

1. Board had very productive meeting with Sally Colella who has volunteered to facilitate a community meeting.
2. Name committee has completed its work. Members are thanked for their input. Susie will notify committee chair, Chris Goodrich.
3. The next step will be a facilitated community conversation in September.

Grounds Committee – Douglas Verdin reported:

1. Path Replacement: Doug created and reviewed RFP for Phase 2 with three contractors.
 - Phase 2 includes the area from the pool, around courts up to Melrose Square and White Pillar Terrace and down to junction of path to the pond.
 - Current Bids were \$140,000, \$72,000, and \$56,000. Doug will review and reconcile proposals with the bidders (prices are likely to go up in fall due to increasing asphalt prices) and recommends doing all of phase 2 at one time.
 - Jen discussed budget vs capital expense and also recommended doing all of Phase 2 at one time.
 - Motion made to move forward with Doug's contract recommendation for a maximum cost of \$82,000; motion seconded motion carried.

2. Playground mulch has been ordered and will be installed the week of June 20. Old mulch will be removed, and the playground will be tilled and levelled.

Community member complained about a neighbor with a loud car driving late at night – Judy will send information to the community member regarding how to make a noise complaint.

Meeting Adjourned

Currently Scheduled HOA Board Meeting Dates:

Dates are subject to change – check web site or sign board for changes.

Meetings held at Woodfield Elementary School, 7:00-8:45 pm, unless otherwise posted.

July 21st – 7 pm at the pool.