

Plantations Two Community Association

Note: April Annual Meeting date postponed due to COVID-19 Pandemic Stay-at-Home Order

Annual Meeting Minutes – June 17, 2021

(In Person Meeting held at Community Pool)

ATTENDANCE:

Board Members:

Aliza Robin, President	Susan Hatter, Vice President	Jennifer Wrona, Treasurer
Cheryl Yost	Daniel Thorpe	Drew Lowe

Community Members: (Homeowners & Guests)

Spencer Aguilar	Cristina Edwards	Judy Stephenson	Elizabeth Gatti
Giorgio Gatti	Chris Goodrich	Kristina Hawkins	Robert Levert
Ilse (Elizabeth) Light	John Schlee	Kristin Tribble	Austin Wolner
John Stewart	Maria Esther Veizaga Barrionuevo		

GENERAL BUSINESS:

1. Aliza Robin opened the Annual Meeting.
2. Noted that Minutes from the May 14, 2020 Annual Meeting were approved at the June 11, 2020 HOA Board Meeting, and posted on the community web page.
3. Aliza reviewed some of the Board's accomplishments and activities for the past year (see below).

ACCOMPLISHMENTS AND ACTIVITIES:

1. General: Reviewed the overall issues and problems of conducting our day-to-day business remotely and virtually due to the continuing Pandemic and stay-at-home regulations. Explained the difficulties of dealing with numerous community issues, questions and complaints predominately via email communications with community.
2. Pool:
 - Reviewed the some of the required repairs done to the pool this past spring, such as
 - Required White Coating which revealed major crack damage to the pool that needed to be repaired.
 - Electrical changes including new LED ceiling lights in the pool building to replace old florescent fixtures in major need of repair.
 - Reviewed the Constant weekly and sometimes daily changes in requirements issued by the state and county that needed to be addressed in order to open the pool by Memorial Day weekend.
 - Discussed the urgent replacement of the pool laptop (that contained our entire pool membership information and sign-in database) which crashed 3 days before pool opening.
3. Repairing, repaving, restriping pool parking lot and townhouse parking spaces.
4. Developed and Issued Parking Resolution and Towing Procedures
5. Received a second set of new trees (26) in the community through the Montgomery Free Tree program which is geared to create shade over paved areas.
6. Jennifer Wrona, Treasurer reported on Capital and General spending for the past year.
7. Cheryl Yost, ACC Chair reported there were 18 Resale Inspections, 16 Revised Resale Inspections and 53 Property Improvement requests completed since the 2020 annual meeting.

COMMUNITY DISCUSSIONS:

Aliza inquired if there were any other issues that the attendees wished to discuss before the Election of Board Members. Some of the discussions were:

1. Revisited the issue (that was put on hold last year due to the Pandemic) regarding Changing the Name of the Community.
 - Discussions were held with all attendees and the board.
 - The board explained that a member of the community started the requested research pertaining to the requirements, costs, etc. involved in changing the name.
 - Board determined that an actual committee (to complete the research, refine costs, surveys, etc.) needed to be setup. Attendees volunteered to join a committee and work towards these goals.
 - Attendees requested assistance from the Board in sending out or distributing information, when necessary, to the community. The board agreed to the request.
2. Discussion held regarding the vandalism and destruction to community property by children in the community. Including:
 - The possibility of having an open meeting with parents and children to address the problem.
 - The use of security cameras. The board reported on inherent problems/issues with use of cameras such as (a) lack of lighting and power, (b) who would monitor the footage, (c) quality of camera images, (d) identifying individuals, (e) legal issues re: forwarding camera images to the police in reference to juveniles, (d) probability cameras would be stolen or destroyed, etc.
 - Contacting a local Montgomery county police officer to meet with community members.
3. A homeowner talked about the need to develop different communication processes that might assist in getting people in the community more involved in the community and with the HOA.
4. A homeowner talked about the need for residents to become involved in the community and the need for everyone to step up and use county resources to report problems and/or issues that they are aware of and are not specifically an HOA issue (i.e., vandalism, county streets and sidewalk issues, illegal parking, etc.). It was stated that residents can report bad behavior, and that they can call 311, animal control, county Department of Transportation or non-emergency police to report issues instead of depending on the board to fix problems that any resident could take care of.
5. It was mentioned that everyone should be aware of the door-to-door pesticide vendors working local communities. They are scammers and should be reported to the Department of Agriculture.

ELECTION OF BOARD MEMBERS:

Current HOA Board Member Terms:

	<u>Elected or Appointed</u>	<u>Term Expiration</u>
Vacant	resignation 2021	expires in 2021
Vacant	resignation 2021	expires in 2021
Cheryl Yost	3 year term in 2018	expires in 2021
Dan Thorpe	3 year term in 2019	expires in 2022
Drew Lowe	3 year term in 2019	expires in 2022
Susan Hatter	3 year term in 2019	expires in 2022
Jennifer Wrona	3 year term in 2020	expires in 2023
Aliza Robin	3 year term in 2020	expires in 2023
Karen Leicht	3 year term in 2020	expires in 2023

Elections:

- The election process was explained and elections were conducted by Aliza Robin.
- Current board member, Cheryl Yost for re-election to another 3-year term announced for Cheryl Yost.
- There are two 3-year term vacancies available for nominations due to the fact that Sara Lowe and Peter Riley resigned from the board during the past year.
- Called for Nominations from the floor. Judy Stephenson nominated herself to fill a current vacancy.
- Nominations were closed. Both nominations were accepted for election.
- The attendees were asked if they wanted to do a paper ballot vote for the two nominations. All attendees agreed to move forward with a verbal vote instead of paper ballots.
- Attendance Included: 6 board members; 15 homeowners/residents/guests. Note related to voting rights—due to multiple household attendees at the meeting only 12 homeowners’ and 6 board members’ votes could be counted as official votes.
- The Vote was called to re-elect Cheryl Yost to a 3 year term. Asked those in favor and those against. The vote was a unanimous Yes.
- The Vote was called to elect Judy Stephenson to 3 year term. Asked those in favor and those against. The vote was a unanimous Yes.
- John Schlee & Jennifer Wrona served as the officials to verify our qualified member votes and proxies numbers as follows:
 - Proxies received, verified, & held for Quorum = 129
 - Homeowner Households in Attendance eligible to vote = 12
 - Board of Directors in Attendance eligible to vote = 6
 - Total Members & Proxies for quorum = 147
- The unanimous vote for Cheryl Yost and Judy Stephenson was accepted.

New HOA Board Member Terms as of June 17, 2021 elections:

	<u>Elected or Appointed</u>	<u>Term Expiration</u>
Vacant	3 year term in 2021	expires in 2024
Judy Stephenson	3 year term in 2021	expires in 2024
Cheryl Yost	3 year term in 2021	expires in 2024
Dan Thorpe	3 year term in 2019	expires in 2022
Drew Lowe	3 year term in 2019	expires in 2022
Susan Hatter	3 year term in 2019	expires in 2022
Jennifer Wrona	3 year term in 2020	expires in 2023
Aliza Robin	3 year term in 2020	expires in 2023
Karen Leicht	3 year term in 2020	expires in 2023

ANNUAL MEETING ADJOURNED