

Plantations Two Community Association
HOA Board Meeting Minutes – May 11, 2023

(In Person Meeting held at Woodfield Elementary School)

Attendance:

Board Members:

Susan Hatter, President
Jackson

Cheryl Yost, Vice President
David Gonzalez

Judy Stephenson, Secretary
Daniel Thorpe

Community Members: (Homeowners & Guests): John Stuart

Open HOA Board Meeting – Susan Hatter

Minutes:

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

Election of Officers – postponing election of officers until next month pending changes to board membership.

Treasurer’s Report – Jen Wrona submitted the following written report:

1. There are no financial reports this month. We will review financial reports again at the June meeting.
2. Titus trash is continuing to charge us a 10% fuel surcharge. Also, there was a reminder on the bill that our trash days will be shifted both the weeks of Memorial Day and July 4th. On those weeks, our trash will be collected on Wednesday and Saturday.
3. WSSC:
 - a. Our WSSC bill for this month was only \$59. The bill was low this month since we received a credit of \$1393.60 based on the actual meter reading (the bills from October through March were based on estimated meter readings).
 - b. Jeff (with Georgetown Aquatics) notified Jen that the cost of replacing the 4-inch meter with a 1½-inch meter would be approximately \$4,500, but we would need permission from WSSC. Replacing the meter would reduce our infrastructure fee; however, Jeff estimated that it would take about 9 years to recover the cost.
 - c. Lynn sent a report on WSSC payments from 2018 to present. Jen is in the process of reviewing that, and the bills from the past year.

Pool Committee – Cheryl reported:

1. **Pool Committee Meeting** held on April 20, 2023
 - a. Met with Mike Gregory & Katie Smith (Swim Team Reps) to discuss 2023 swim team issues:
 - Susie Hatter gave Mike & Katie a copy of a proposed MOU (Memo of Understanding) for them to review and comment on at a future meeting. The MOU is a document that the committee would like to put in place that formalizes the relationship & expectations between the Swim Team and the HOA.
 - Reviewed & discussed the 2023 season staff, schedules, practices, events, etc., including:

- Weekday practices while school is in session will change from 4:45-6:00+ to 3 small group practices, (4-5, 5-6 & 6-7). The team will use fewer lanes and members can potentially have an open lap lane for their use.
 - Weekday practices after school is out will be 7:30-10:30 am allowing an hour for swim lessons before daily pool setup. Afternoon make-up practices will be held again on Mon, Tue & Thu from 5:45-6:45 using only 2 lanes.
 - There will be 3 Wed evening meets (6/28, 7/12 & 7/19) and the pool will close from 5:00-8:00 for the meets.
 - Swim Team events (not held during routine practices) will be discussed at a later meeting.
 - We will post meet schedules online and at the pool.
- b. Committee approved Keegan Gregory's Eagle Scout project to move & rebuild the swim team shed. Scheduled for Saturday, May 13 (rain date 20th).
 - c. General discussion regarding repairs, rule signs, parties, etc. David will handle coordination of pool parties.
 - d. Daniel Thorpe presented the committee with 3 events that he would like to sponsor this coming season. The committee made no decisions regarding these events (see Pool item 7 and General Business item 4).
 - e. The contract for the 5th grade pool party has been signed and returned by the 5th grade committee and forwarded to Georgetown for their information.
2. **Pool Inspection**
- a. Inspection was held and there were some minor issues that Georgetown will handle.
 - b. One repair issue discovered. Pump room exhaust fan stopped working. Doug Verdin worked with TriStar Electric to facilitate the repair. The fan was replaced and working (fan was replaced in May 2022 by TriStar and should be under warranty).
 - c. We are not required to have another formal inspection and are currently good to open on Sat, May 27th.
3. **Pool Repairs**
- a. Pool door replacements project -- Completed the painting (5 new doors & frames) and also painted one side of 3 old doors so facing door colors match), new door signs will be installed. Cost of painting was \$635.00.
 - b. Benson Fence is coming next week to install an inside gate throw bolt to control use of gate while the pool is open. Will also check on fixing the bottom gate lock bolts (keys are missing and bolts are permanently locked closed).
 - c. **Pool Garbage Shed** – would like to consider replacing garbage shed since it is falling apart.
4. Susie & Cheryl will set up at the pool on Thursday, May 18, 6-7:00 pm to collect Pool Info sheets.
5. Membership Status to date:
- a. OPM (currently 144 memberships of record)
 - 82 memberships: paid, Info forms received & processed
 - 9 memberships: paid, Info forms received, clarification email sent, but waiting for missing info
 - 26 memberships: paid, but have not submitted their Info Sheets
 - 27 memberships: have not paid & have not submitted Info Sheets
 - b. Residents (308 potential memberships)
 - 101 memberships: Info forms received & processed
 - 2 memberships: Info forms received but not yet processed
 - 10 memberships: Info forms received. clarification email sent, but waiting for missing info

6. PTS (pay phone company) came to the pool to service the phone. It had no dial tone, so PTS called Verizon. Verizon replaced a damaged cable outside of the pool (wind from a recent storm potentially caused the damage) which restored the dial tone. However, the ring on the pay phone was still hard to hear. The PTS tech came back on Monday (May 8) and updated the phone internals and was able to increase the ring volume somewhat.
7. The Board approved Daniel's request to have an opening day event.

ACC Updates – Cheryl reported:

1. Resale Certificates – 1 new, 1 revised & 2 pending completion
2. No Home Improvement Requests
3. April Warning Notice Letter (storm damage) – Issue fixed
4. April Violation Letter (trash outside of fence on comment area) – Issue not fixed

Grounds Reports

1. Daniel reported:
 - a. Laundry list of things to do early in the season – but as trees have leafed out, it has become evident that 6-8 oak trees on our property are in distress as are additional trees on the county right of way. Since oaks are not doing well throughout the neighborhood, we will pause on general work to see what happens with oaks. Issues with the oak trees may put us over budget for the year even before any winter storms or heavy rainstorms which will add to our costs. John Stewart said Oak Leaf Scorch is getting worse. As it gets hotter and drier we'll see more distress.
 - b. Daniel is monitoring C&C work and will discuss with them some areas of concern.
 - c. County received a complaint about what the landscaping company is using for weed control – checked into it and it is compliant with county regulations.
2. Other grounds issues:
 - a. Playground benches – very bad. Daniel will ask C&C about replacing the benches. Judy will look into the cost for playground and tennis court benches.
 - b. Basketball court repairs – Susan looked into basketball court repairs. Backboards look fine, they are just plain, rims are rusty. Two kinds of net, nylon or metal. Daniel will reach out to the company that did Plantations One.
 - c. Townhouse parking lot issues –
 - Susan reached out to a townhouse resident to suggest a switch of the resident's current space with a visitor's space to avoid flood and mud issues with the current spot. Waiting to hear back.
 - Discussed quote received for Painting new numbers on the townhouse parking spaces.
 - Painting new numbers only = \$2,354.00.
 - However, since we want to relocate the numbers within the space, the contractor recommends that we black out the existing numbers which is an additional \$900.00 with a total = \$3,254.00
 - Motion made to move forward with repainting parking space numbers for \$3,254.00, motion 2nd and motion carried unanimously.

Web Site Updates – Jeson reported:

Jeson has been looking at site and was hoping things would be modular enough that he could make updates. However, it has turned out to be a bit more complicated than anticipated. The mobile site is also a concern since 60% of our traffic is mobile. Jeson asked if there is money in the budget to engage a designer. Jeson will look into design options and pricing.

General Business

1. Report on Earth Day events – Drew’s shredding event and the community clean-up were successful.
2. GoDaddy email status – seems to be better. Cheryl has not had a chance to further explore creating multiple log-ins due to the 2 factor authentication issue.
3. Girl Scouts Yard Sale – rain date is not clear. Susan will follow up with Girl Scouts to see if they will notify sellers.
4. Daniel brought to the board a request to have a youth triathlon in the neighborhood. The event would involve access to the pool Sunday Aug 20 (before it opens), bikes using part of the streets and a run on the community paths at the end. Organizers would use all the parking lot for staging and operations. They would have event insurance. Daniel will find out about insurance, final route and how many volunteers would be involved.
5. Request for pool membership donation (Ukrainian War Refugee). Board did not approve this request.

Meeting Adjourned

Currently Scheduled Board Meeting Dates:

May 11, 2023

June 8, 2023

*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.*

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