

Plantations Two Community Association HOA Board Meeting Minutes – September 19, 2024

Attendance:

Board Members:

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

Community Members: (Homeowners & Guests): None

1. Call to Order & Welcome
2. Request for Additions – There were no requests for additional agenda items.
3. Minutes:
 - Call for questions or revisions to the July 11, 2024, HOA Board meeting minutes.
 - Motion made to approve minutes, motion seconded and passed unanimously.
4. Treasurer's Report:
 - Taxes and Audit: Our taxes were paid in August, and the Audit was sent to the HOA. Jen distributed the audit for review by the board and board members will sign off that they have reviewed at the October meeting.
 - Budget: The budget newsletter was mailed to homeowners in early September. No comments received yet on the new budget.
 - 7 homeowners are still behind on dues (5 are with the attorney).
5. General Business:
 - Woodfield Elementary School requested contact information for HOA Board members which Information will be provided.
 - Coffee Roaster Inquiry: Discussed a community member requesting to sell his coffee Friday mornings in the pool parking lot. It was noted that we usually only do not-for-profit only functions, but previously had food truck vendors during COVID.
 - Debated if allowing this would open us up to further requests? Would that be a bad thing, or viewed as positive for the community?
 - Noted that if allowed the coffee roaster must submit COI (cert of insurance naming HOA).
 - Motion made to approve requests, motion seconded, motion carried unanimously.
 - The member will be contacted about the decision and to discuss details.
6. Website Launch: Judy will make current changes; Cheryl will coordinate PayPal payment connectivity with Ellen, and the new site will be launched. The board needs to assist by reviewing the functionality of the site & provide feedback to Judy for corrections as needed.

7. ACC Updates: Judy reported she completed-
 - 1 Resale Certificate.
 - 3 violation warning letters sent.
 - 1 violation notice sent (follow-up to violation warning letter).
 - 2 property improvement approvals.

8. Capital Projects & Repairs Updates:
 - Potential Playground Improvements – no updates at this time.
 - Tennis/Pickleball Courts Repairs: Judy reported that the courts were cleaned and net, poles & cranks have been replaced. The board discussed current bids for potential crack repairs. Decision was made to ask Charles to reach out to contractors for additional quotes for crack repair and evaluation of the court before moving forward. Judy indicated she would be available to meet contractors at the courts.
 - Supplemental information not discussed at the board meeting -- All Pro Courts did court crack repairs in 2022 at a cost of \$2,100.
 - Pool ADA Lift: Discussed feasibility of not having the ADA Lift, doing just repair or replacing with new. Request sent to Capital Asset coordinator regarding the feasibility of removing the chair [potentially not required by code]. A decision was made to wait for a response and further information before making a final decision.
 - There is an option to hold on to the lift until the next capital reserve study when the line item for the lift can be removed from the study.
 - Cost to replace approximately \$6,000+/-.
 - Cost to repair approximately \$3,000+/-.

9. Grounds Updates:
 - Tree & Stump Removals Update – no information available at time of meeting.
 - Proposed Tree Removals/Concerns: Board discussed-
 - Two evergreen trees on community grounds that may be in danger of falling on the back of a nearby house. Drew recommends that we get them looked at.
 - There are several dead trees in the neighborhood that have not been marked for removal. We will table this item until Daniel is available at the October meeting.
 - Drew volunteered to be a member of the Grounds Committee and provide assistance to Daniel.
 - The board would like to review a plan for removing trees in 2024 at the October meeting.
 - Grass Repair Warranty Follow-up: Discussion regarding new grass seeding done during the spring/early summer that did not survive the summer drought. A call was made to C&C Landscaping manager Charlie regarding a potential warranty issue. However, seeding is not under warranty, but Charlie agreed to fix the high visibility area on Rolling Fork Way (where dead trees were removed) at no charge.

10. Pool Operations Updates:
 - End of Season & 2025 Potential Changes:
 - Report season went well and fall closing is in progress. The repair needed to the main drain will be done during the closing process and expensed against current budget.

- Discussed potential new WIFI-based interactive membership software database and reported that so far 2 new packages have been reviewed. However, currently the internet is not available at our pool from either Verizon or Comcast, since there is no existing cable running to the pool office. Both vendors have been contacted to survey & report potential new wiring capability. This issue was tabled for future discussion by the Pool Committee.
- It was noted that after the end of season closing the Pool Committee will hold a follow-up meeting to discuss any potential issues regarding changes to rules, procedures, etc. and report back to the Board with their decisions and recommendations.
- Old Trash Shed Removal: Request made for volunteers to do demo of old shed and haul to County trash center. Dave & Drew volunteered, and selected Oct 26 as a potential date to demo the shed They will coordinate with other volunteers to complete the task.

11. Pool (Swim Team, Lessons & Social):

- Halloween: Currently there are no volunteers for coordinating social activities, so there will be no Halloween activity this year.
- Girl Scout Yard Sale: David reported this issue has been discussed and that the scouts are now looking at holding the event in the spring. The board suggested that the Girl Scouts present a plan at the March board meeting.
- Group Swim Lessons: David reported the demand is there and plans to do them again in 2025. Exploring dates and times, including early Sunday morning.
- Briefly discussed the possibility of keeping the pool open past Labor Day. Decided against due to expense, limited lifeguard availability, and uncertainty of weather.

HOA Board Meeting Adjourned

CLOSED Executive Session Summary:

A Board of Directors closed session was held (1) to discuss a homeowner’s dues issue as requested by the attorney. The Board made a decision on how to proceed with this matter; (2) discussed a board personnel issue which was resolved.

Executive Session Adjourned

Currently Scheduled Board Meeting Dates:

October 10	November 14	December no meeting	January 9
February 6	March 6	April 10	May 8
			June 12

*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.*