

Plantations Two Community Association
HOA Board Meeting Minutes – November 14, 2024

(In-Person Meeting held Woodfield Elementary)

Attendance:

Board Members:

Cheryl Yost, President	Jen Wrona, Treasurer	Charles Vaillancourt, Secretary
Judy Stephenson	David Gonzalez	Jeson Jackson

Community Members: (Homeowners & Guests) -- None

Open HOA Board Meeting – Cheryl Yost

Request for Additions – There were no requests for additional agenda items.

Minutes:

1. Call for questions or revisions to October 14, 2024 HOA Board meeting minutes, none received.
2. Motion was made to approve October minutes, motion was seconded, motion approved unanimously.

Treasurer Report – Jen Wrona reported:

1. Delinquencies (no change): There are seven homeowners with balances and five are with the attorney.
2. Audit update: Board signed the signature review page to confirm the review of both the Monthly financials and the yearly audit (Note: The audit had been finalized in August after minor corrections and addition of OPM pool deposit information).
3. Three CDs are approaching their due dates. Jen & Cheryl will manage this issue prior to the CDs' expiration.
4. Dues collection procedure: Jen and Judy submitted draft flow charts to Charles for review, editing, and 2nd version drafting.
5. Capital Reserves: The interest earned by our Capital Reserves CDs has been higher this year. This may increase our tax payment, but it will help to fund our Capital reserves accounts as recommended in our 2022 Capital reserves study.

General Business:

1. No additional topics proposed.
2. Jen agreed to contact the Boy Scouts regarding using our parking lot for trees ales this year.

Website Launch Update:

1. The new website was launched on October 8, 2024.
2. Discussion was held to add general information on trees and leaf clean up and disposal to the website Grounds page. It was agreed that greater community guidance should be added to clarify leaf disposal/clean up as well as community and/or county tree removal information.

ACC Updates – Judy reported:

1. Completed 4 Property Improvement requests.
2. 1 Violation letter sent, and violations were corrected.
3. All emails have been responded to.

Capital Projects & Repair Updates:

1. Pool ADA Lift:
 - Cheryl reported that the installation of a new ADA lift will require an adapter plate to fit the existing infrastructure unless we core drill new holes in the pool deck for the new lift. It was decided that ordering an adapter plate would enable greater longevity of the pool deck and not weaken existing infrastructure and limits labor cost.
 - The cost of an Adapter plate for the existing installation is \$800.00 plus shipping.
 - A motion was made to order the Adapter plate, motion was seconded, motion passed unanimously.
2. Tennis Courts – No updates.
3. Playground – No new updates at this time.
 - Jen was able to find previous contractor information and is forwarding info to Drew.
4. Path on SWM Dam rain puddle complaint: Issue reviewed and discussed with paving contractor. Contractor did not recommend patching small temporary rain puddles/low spots.
 - Board in agreement that the paths are not intended as engineered walkways, but simple rustic walkways.
 - Agreed that the cost of additional repairs may cause additional pavement issues and shorten lifespan of recently replaced completed path project and incur additional community cost. A cost benefit analysis discussion executed, and the Board agreed that no further action should be taken at this time.
 - Notice that the Board decided there will be no further action taken regarding the paths will be sent to complainant.

Grounds Update:

1. SWM Dam update: County inspection violation on dam (vegetation growth, infrastructure maintenance) was reviewed by HOA members, MC Rep & C&C Custom Lawncare and noted issues have been corrected, cost was \$1,650.00.
 - C&C Custom Lawncare will continue to mow the newly cleared area as requested by MC Rep at no cost increase to our contract.
 - Replacement signage was provided by the county and will be installed.
2. Tree removal update: Daniel unable to attend, no update.
3. Leaf cleanup complaints:
 - It was agreed that additional leaf guidance should be added to the grounds page of the website.
 - Additionally, it was proposed that an eblast notice be sent out to inform the community when leaf cleanup/grounds crew will be in the community. This should enable community members to move vehicles in preparation.

Pool Operations Updates - Cheryl reported:

1. Old Trash Shed Removal: has been completed, thank you to our volunteers!
 - New shed floors & bottom of framing painted with polyurethane for longevity.
 - Totes/cans will be provided for the shed by J&J Trash Service in spring.
 - Ramp installation will be completed in spring.
2. Potential Pool Internet:
 - Starlink and Comcast options were discussed for Pool office internet to enable proposed upgrade to network office devices (proposed plans listed below).
 - 1) Starlink: \$140/ month + fees & taxes. No installation provided and HOA would be required to monitor and maintain the system. No guidance on what installation costs/upgrades or maintenance would cost. Does not include phone line capability.
 - 2) Comcast: 12 Month Contract -- \$142.94/month + fees & taxes, \$10 monthly discount for paperless billing and auto payment, free installation. Internet cannot be turned off during winter months. Comcast cost also includes the phone line service.
 - Note: Operational Phone service is required by law for 911 emergency capability. The existing/current emergency phone service costs \$55.00/month 12 months/year.
 - Motion to approve installation of Comcast internet was made, motion was seconded and passed unanimously.

Pool General & Social: No updates.

Meeting Open to Floor: No questions or comments.

Meeting Adjourned

Currently Scheduled Board Meeting Dates:

December no meeting	January 9, 2025			
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 on the sign board at the entrance to the neighborhood.*