

PLANTATION LAKES HOA Board of Directors Meeting

January 7, 2025

5:00 pm

Present: President Bruce Bauss, VP Steve Warnecke, ARC director JJ Frazier, Glenn Martin, Secretary Lynne Brumund, Ann Cazares, Treasurer James Carpenter, Darlene Flowers

Absent: Melany

Management present: Beverly Quinn, Debbie Hill

Quorum of the Board is present, and the meeting was called to order at 4:57 PM

Motion by VP to nominate James Carpenter to fill the vacant Treasurer position.

Seconded by BOD member.

Motion unanimously approved.

Homeowner's forum opened at 5:00 PM

Homeowners present:

- **1517 Plantation Lakes Circle**
- **1436 Plantation Lakes Circle**
- **1423 Plantation Lakes Circle**
- Homeowner:
 - Wanted clarity on where the BOD meeting minutes can be found. The VP stated that he or management would get back to the homeowner with information on how to access the approved meeting minutes.

Approval of September 2024 BOD Minutes

Motion by President to approve September 10, 2024 BOD meeting minutes

Seconded BOD member

Motion unanimously approved

Financial:

- In light of the former Treasurer stepping down, the President shared the Treasurer's report:
 - The company who resurfaced the feeder roads has been paid.
 - One CD will mature on Jan. 28, 2025. To avoid it rolling over, we have a window of 10 calendar days make a change. It was recommended that this money be placed into the reserves account until a decision is made on where this money should go.
 - The former Treasurer suggested that the board push forward with completing an updated reserve study for the upcoming year.
 - The former Treasurer suggested that a board member should accompany the property inspectors to help address questions about conclusions made by the inspectors.

Discussion:

- The ARC Director reflected on the discussion at the last meeting regarding the interest rates on some of the CD's and if we should consider moving them to higher yielding CD's.
- Management shared that they are continually monitoring rates and that there was a small drop a few months ago which facilitated the banks dropping their CD rates as well.
- The President suggested that management have the ability to write checks on behalf of the association in the event the authorized board members are simultaneously unavailable.
- Management reported that the annual dues are coming in but it's a slow start. Statements are sent every Thursday to anyone with a balance and then late notices will be sent on March 1.

Committee reports:

Arc Committee: No discussion

Beautification:

- Pansies were planted in the Fall, but due to lack of rain, some of them died.
- There will be a consultation with the landscapers to strategize on the timing and seasonality of planting particular varieties of plants.

The Lake Committee:

- Recruitment for the Lakes Committee commenced with an open forum held in December that brought in three new members.
- The key goals will be on:
 - o Determining what's draining into the lakes
 - o Where the responsibility lies
 - o How to minimize the costs to the homeowners and the association by making the City of Chesapeake responsible or at least sharing the costs of lake management.
- Management suggested coordinating with the Lakes James, Lake Anna, and Monticello communities to learn about and implement best practices.

Old Business:

- The asphalt replacement on the feeder roads is complete
- The city will pay for the area that was damaged 4x4 areas caused by a broken water pipe.

New Business:

- The President referenced a suggestion by a homeowner for the board to consider implementing a Social Committee to manage community events (i.e., yard sales, block parties, trash pick-up)
- The dog park and paths need an assessment regarding the need for additional wood chips or can we wait another year.

Managers' Report –

- An email was sent for review from the violations department regarding the common area inspections.
- Statements are sent every Thursday from the client care administration and calls are taken daily to address homeowners' questions/concerns.

Motion was made to move into executive session by VP at 5:55 PM

Seconded by President

- Discussion was held regarding the reserve accounts, a new reserve study that is due for PLHA, and moving to a two-party system for bill payments.
- The board discussed and approved all signatory rights for accounts at Atlantic Union Bank for the President, Bruce Bauss, and Treasurer, James Carpenter.

Motion was made to close executive session by a BOD member at 6:33

Seconded by a BOD member

Motions below were made by the Vice President

- Move funds out of the Chartway account, \$8,411.69, into a new account at Bayport.
- Take the funds from Atlantic Union Bank, \$71,519.07, and also move those into an account at Bayport.
- When the CD expires in the amount of \$21,004.24, on Jan. 8, 2025, we take those funds and move them into our Bayport account for replacement reserves.
- That \$10,541.92 be moved from Atlantic Union to another account at Bayport specifically for operating reserves

Seconded by the ARC director

Motion was unanimously approved

Motion by VP to move into another executive session at 6:30 PM

Seconded by BOD member

- Discussion was held regarding updating September 10, 2024 minutes and that after thorough review, the minutes were edited.

Motion was made to close executive session by a BOD member at 6:45 PM

Motion by BOD member to adopt changes to September 10, 2024

Seconded by BOD member

Motion unanimously approved

Motion by BOD member to put minutes on the PLHA website after approval

Seconded by President

Motion unanimously approved

Meeting was adjourned at 6:50 PM

Meeting adjourned at