

PLANTATION LAKES HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Date: January 6, 2026

Time: 5:00 PM

Location: Greenbrier Library, 1214 Volvo Parkway, 2nd Floor, Chesapeake, VA 23320

CALL TO ORDER

- The meeting was called to order by the President at **5:01 PM**.
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Directors Present:

- Bruce Bauss, President
- Glenn Martin, Vice President
- Lynne Brumund, Secretary
- Joseph Frazier, ARC Director
- Steve Warnecke, Director
- Melany Ploof, Director
- Darlene Flowers, Director
- Ann Cazares, Director

Directors Absent:

- James Carpenter, Treasurer

Management Present:

- Beverly Quinn
 - Debbie Hill
 - A quorum of the Board was present.
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OWNER FORUM

- Two homeowners were present.

- No formal comments were made.
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APPROVAL OF PREVIOUS MEETING MINUTES

June 2025 Minutes

- Tabled until the next meeting pending verification.

August 2025 Minutes

- A motion to approve was made.
 - The motion was approved and carried.
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FINANCIAL REPORT

- The full financial report was unavailable due to the Treasurer's absence.
- Management confirmed that a line item in the budget represented the insurance payout for the destruction of the street sign at Kempsville Road and Plantation Lakes Circle.

Additional Discussion

- A question was posed regarding whether there was a Holiday Lights Contest and Award in 2025. It was confirmed that no contest was announced due to response from previous participants unaware of a contest.
 - A proposal was discussed to improve promotion and make future events more celebratory.
 - Discussion emphasized the broader need for improved communication and resident engagement.
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COMMITTEE REPORTS

Architectural Review Committee (ARC)

- No new ARC requests.
- **Burned House:** Work has begun; it is unclear whether the property is being rebuilt or demolished. Management will seek clarification.

- **House 1:** Trailers removed; cleanup underway. Van in yard being addressed. Car ramp to be removed.
- **House 2:** Homeowner requested additional time. Progress includes removal of car and truck and backyard cleanup. Deck drawings not submitted; city requires submission within 30 days. Violations sent to renter and homeowner.
- **House 3:** Three inoperable vehicles without license plates. A 30-day notice was issued; due process required before fines.
- **House 4:** Vehicle with flat tire parked on feeder road. Photo provided; no neighbors recognized vehicle. Management will arrange towing.

Beautification Committee

- No report.

Lake Committee

- Meeting scheduled for next week.
- Reconnaissance of piers planned to determine next steps.
- Trash levels in the lake reported to be improved.

Website / Communications

- Ann Cazares proposed developing a comprehensive communication plan.
 - Item tabled until February for a Zoom meeting.
 - Discussion held regarding creation of a Communication/Activities Director role; to be continued at the next meeting.
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NEW BUSINESS

2026 Project Wish List

- **Website:** Revise the PLHA website to improve homeowner engagement and ease of management.
- **Security Cameras:** Consider installation in areas experiencing debris dumping and fencing damage.

- **Neighborhood Watch:** Coordinate with homeowners near the dog park to monitor suspicious activity.
- **Gate Access Control:** Install a cement post with a locking mechanism to prevent truck access while allowing homeowner and landscaper entry.
- **Neighborhood Signage:** Previously voted down due to cost and city placement restrictions.
 - Management will arrange for “No Trespassing” signs in the dog park area.
- **Sinkhole Repair:** A Board member volunteered to purchase fill and complete repairs, with reimbursement from PLHA.
- **Dock:** Added to the 2026 agenda for evaluation of cost, location, and accessibility.

Motions

- A motion was made to contact Colonial Tree Service to remove and grind logs dumped in the dog park area and spread mulch along the walking path.
- The motion was approved and carried.

ADDITIONAL DISCUSSION

City Council Meetings

- Board members are encouraged to attend.
- A sign-up list will be created.

Annual Assessment Payments

- Discussion was held regarding confusion caused by current language in the payment system.

MANAGER’S REPORT

- No report.

ADJOURNMENT

- The meeting was adjourned at **6:46 PM**.