

PLANTATION LAKES HOA Board of Directors Meeting

April 8, 2025

5:00 pm

Present: President Bruce Bauss, ARC Director JJ Frazier, Glenn Martin, Ann Cazares, Treasurer James Carpenter, Melany Ploof

Absent: VP Steve Warnecke, Secretary Lynne Brumund, Darlene Flowers

Management Present: Beverly Quinn, Debbie Hill

Guest speaker: Homeowner and Lakes Committee team member Kyle Dixon

Quorum of the board present, and the meeting was called to order at 5:01

Homeowner's forum opened at 5:01 and closed at 5:09

Homeowners present:

- **1811 Volvo Parkway**
 - Homeowner wanted the board to be aware that the property at 1809 Volvo Parkway, and next door to their property, has no bulkhead. It has never been built, and they wanted clarity on whether it is a bylaw. They provided pictures of the erosion that is being created on their own property because of the lack of bulkhead next door and estimates they have lost more than 3 feet of land. They have installed large rip rap rocks but have been told it will only slow the process down and not stop it. The board stated they would take a further look at it and get back with the homeowner.

Approval of the January 7 2025, BOD Minutes

Motion by Treasurer to approve the January 7, 2025 BOD meeting minutes

Seconded by BOD member

Motion unanimously approved

Financial:

Treasurer provided the Treasure's report:

- Treasurer reviewed the prior reserve study and confirmed the lakes were not part of the study
- Discussion on whether to do another reserve study for \$2990.00 and if the lakes should be included.
- **Motion** by Melannie to have the reserve study done to include the lakes for \$2990.00
- **Seconded** by ARC Director
- **Motion** was unanimously approved

Committee Reports:

ARC Committee:

- Two requests that have been in the queue were approved

Beautification:

- TownScapes representative called Beautification Director regarding a billing question. Director to provide contact information to Treasurer for a follow-up phone call.

Management Report:

- May 1 inspections will begin and go through the summer
- 24 homeowners have not paid dues. They are contacted weekly.
- Manager will follow up with the board via email on next steps
- Due Process Meeting 4:30-7 tentatively scheduled for June. Date TBD.

Lakes Committee:

- JJ Frazier, Ann Cazares and Kyle Dixon provided an in-depth presentation and discussion of Lakes Committee progress and next steps. Presentation will be made available on the PL Community website and emailed out by the Management Company to all homeowners.
- **First annual Community Clean Up** day scheduled for Saturday, May 3, 2025 with all residents and ages welcome. Flyer will be posted to the PL Community website, shared on NextDoor and emailed out by the management.
 - Lakes Committee requested board members to provide volunteer support to lead teams, drive trucks to pick up trash and other support.

- City of Chesapeake is donating supplies including gloves, grabbers, trash bags, etc.
- **Motion** by Ann to have \$650 approved from the budget to fund prizes, food and games for the Community Clean Up event.
- **Seconded** by board member
- **Motion** unanimously approved

Meeting was adjourned by President at 6:57 PM

Minutes respectfully submitted by Ann Cazares

NOTE:

The Plantation Lakes BOD recognizes Bruce Bauss as BOD President, James Carpenter as BOD Treasurer and Lynne Drummond as Secretary.

BOD authorizes the President, Treasurer and Secretary as authorized signatures with Atlantic Union Bank.